

DATED

20 APRIL

2022

SUFFOLK COUNTY COUNCIL (1)

- and -

GATEWAY 14 LIMITED (2)

- and -

MID SUFFOLK DISTRICT COUNCIL (3)

AGREEMENT

made pursuant to Sections 278 and 38 of the Highways Act 1980
and any other enabling power relating to
the development of land to the west of Mill Lane, Stowmarket, Suffolk

Nigel Inniss
Head of Legal Services
Suffolk County Council
5 Constantine Road Ipswich
Suffolk IP1 2DH

Ref: 66443/JL

SECTION 278 AGREEMENT INDEX

	Page
Recitals & Definitions	
RECITALS AND DEFINITIONS.....	4
1 LEGAL EFFECT	8
2 NOTICES	9
3 GENERAL.....	10
4 ARBITRATION	11
5 COVENANTS.....	12
1 THE DESIGN OF THE HIGHWAY WORKS	15
2 LETTING OF THE CONTRACT.....	16
3 INSPECTION OF THE HIGHWAY WORKS	16
4 TESTING OF MATERIALS	18
5 OPENING OF THE HIGHWAY WORKS.....	18
6 UNDERTAKERS.....	19
7 PROTECTION OF THE PUBLIC	20
10 TIMING.....	23
11 SAFETY	23
12 ACCOMMODATION WORKS	23
13 CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015	23
14 SITE CLEARANCE AND CERTIFICATE(S) OF SUBSTANTIAL COMPLETION	25

15	DEFECTS CORRECTION PERIOD AND CERTIFICATE OF FINAL COMPLETION	26
16	INDEMNITY	27
17	PERFORMANCE BOND.....	28
18	COMMUTED SUMS FOR MAINTENANCE	30
19	LEGAL AND ADMINISTRATIVE COSTS.....	30
20	PARTS I AND II OF THE LAND COMPENSATION ACT 1973.....	31
	SCHEDULE II.A.....	33
	SCHEDULE III.....	36
	SCHEDULE IV.....	37

THIS AGREEMENT is made the 20th day of APRIL 2022
BETWEEN the following parties :-

- (1) SUFFOLK COUNTY COUNCIL of Endeavour House 8 Russell Road Ipswich
Suffolk IP1 2BX ("the County Council")
- (2) GATEWAY 14 LIMITED (company number 11041174) whose registered
office is at C/O MSDC, Endeavour House, Russell Road, Ipswich, United
Kingdom, IP1 2BX ("the Developer")
- (3) MID SUFFOLK DISTRICT COUNCIL of Endeavour House, Russell Road,
Ipswich, United Kingdom, IP1 2BX ("the Surety")

RECITALS AND DEFINITIONS

- (A) In this Agreement unless the context otherwise requires the following words
shall have the following meanings :-

"1980 Act"	Means the Highways Act 1980 (as amended)
"Approved Contractor"	Means the contractor(s) approved by the County Council for carrying out the Highway Works of the value and complexity proposed
"Approved Sub-Contractor"	Means the sub-contractor(s) approved by the County Council for carrying out the Highway Works of the value and complexity proposed
"CDM Regulations"	Means the Construction (Design and Management) Regulations 2015 (SI 2015/51)
"Certificate of Final Completion"	Means any of the certificates issued pursuant to in paragraph 15.3 of Schedule I
"Certificate of Substantial Completion"	Means any of the certificates issued pursuant to in paragraph 14.2 of Schedule I
"Commuted Sums"	Means the sum of £117,592 (one hundred and seventeen thousand, five hundred and ninety two pounds) which is calculated, as set out in paragraph 18.1 on Schedule I towards the cost of the County Council's future maintenance

liability of the Highway Works

"Contract"	Means the contract or contracts in respect of each and all of the Highway Works
"Contractor"	Means the contractor or contractors who have been awarded the Contract to execute the Highway Works. For the avoidance of doubt the aforementioned definition does not include any subcontractor
"Development"	Means the development to be carried out pursuant to the Permission
"Director"	Means the County Council's Executive Director of Growth, Highways and Infrastructure or other officers of the County Council acting under his hand
"Highway Works"	Means the works collectively or individually as the context requires which are set out in Schedule III of this Agreement and shown in the Works Drawings
"Performance Bond"	Means the bond with the Performance Bond Surety for each and all of the Highway Works, such bond to be in the form set out in Schedule II.A, to the effect that should the Developer default in the execution of its obligations to carry out the Highway Works and to maintain the same in accordance with the provisions of this Agreement then the County Council will call upon the Performance Bond Surety to provide the full value of the Performance Bond (subject to the provisions hereinafter contained) to carry out the Highway Works and maintain the same as aforesaid
"Performance Figure"	Means the sum of £382,867.71 (Three hundred and eight-two thousand, eight hundred and sixty-seven pounds and seventy-one pence) being the Tender Sum plus 10 per cent in respect of the Highway Works and as set out in each of the Contracts
"Performance Bond Surety"	Means the Surety

"Permission"	Means the planning permission granted by Mid Suffolk District Council dated 5 November 2021 granted with reference number DC/21/00407 in respect of the Site together with any modification of it
"Road Safety Audit"	Means the evaluation of each and all of the Highway Works during design and at the end of construction to identify potential road safety problems that may affect any users of the highway and to suggest measures to eliminate or mitigate those problems in accordance with Department for Transport standards or by the County Council as agreed by the Director
"Site"	Means land situated on the A1120 and at Mill Lane, Stowmarket, Suffolk shown edged red for identification only on the attached plan no 60417-155-P03 and 60417-157-P06
"Specification"	The County Council's "Specification for Estate Roads" dated May 2007 (or later amendment current at the date of this Agreement) so far as this is consistent with the plan and the details (subject to any variations agreed in writing)
"Sub-contractor"	Means the sub-contractor(s) working for the Contractor(s) who have been contracted to execute the Highway Works
"Substantial Completion"	Means complete to the reasonable satisfaction of the Director and so that the Highway Works can be used for the purpose and operate in the manner for which they were designed
"Technical Standards"	Means the standards necessary to ensure complete conformity with all UK and EU primary and secondary legislation (including by-laws) all guidance standards and codes of practice issued by the Department for Transport the County Council statutory undertakers and relevant professional institutes the Road Safety Audit and formal instructions issued by the Director from time to time during the design and implementation of the Highway Works and for the avoidance of doubt this shall include the Traffic Signs Regulations and General Directions 2016 and BS5489 in relation to the design

of any street lighting

"Tender Sum" Means the sum of £150,000.00 (One hundred and fifty thousand pounds) (including the costs associated with statutory undertakers work and traffic management) agreed by the Director for carrying out the Contract by the Contractor

"Works Drawings" Means the attached drawings bearing the numbers referred to in Schedule IV or any subsequent revision of them which has been approved or requested by the Director and which relate to the Highway Works

(B) In this Agreement unless the context otherwise requires :-

- (i) Words importing the singular meaning where the context so admits include the plural meaning and vice versa; and
- (ii) Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeably in that manner; and
- (iii) "party" or "parties" means a party or parties to this Agreement; and
- (iv) references to any party shall include the successors in title and assigns of that party; and in the case of the County Council the successors to its statutory functions; and
- (v) where a party includes more than one person any obligations of that party can be enforced against all of them jointly and severally unless there is an express provision otherwise; and
- (vi) the headings and contents list in this Agreement shall not form part of or affect its construction; and
- (vii) references to clauses schedules and paragraphs are references to clauses in and schedules to this Agreement and paragraphs in schedules to this Agreement; and
- (viii) where a party or any officer or employee is required to give its consent approval or agreement to any specific provision in this Agreement such approval or agreement shall not be unreasonably withheld or delayed; and

- (ix) any mention herein of any act or of any section regulation or statutory instrument shall be deemed to refer to the same source as at any time amended and where such act section regulation or statutory instrument has been replaced consolidated or re-enacted with or without amendment such mention shall be deemed to refer to the relevant provision of the updating consolidating or re-enacting act or section or regulation or statutory instrument
- (C) The County Council is the Local Highway Authority (except for trunk roads) for the purposes of the 1980 Act for the area within which the Site is situated and the Highway Works will be carried out
- (D) The Developer has the benefit of the Permission
- (E) The Developer is the registered proprietor with title absolute of the Site in so far as it is registered at the Land Registry under Title Number SK388759
- (F) The Surety enters into this agreement in its role as the sole owner of the Developer in order to act as surety to the obligations of the Developer under this Agreement
- (G) The Developer wishes to dedicate as public highway that part of the Site upon which the Highway Works are to be constructed which does not currently form part of the public highway and the County Council agrees to accept such dedication and adopt that part of the Site and the Highway Works as highway maintainable at public expense on the terms and conditions hereinafter contained
- (H) Having regard to the development plan and other material considerations the County Council considers it expedient in the interests of the proper planning of their area that the Highway Works need to be carried out to facilitate the Development and the County Council considers that entering into this Agreement will be of benefit to the public

NOW THIS DEED WITNESSES as follows:-

1 LEGAL EFFECT

- 1.1. This Agreement and the covenants that appear hereinafter are made pursuant to Sections 38 72 and 278 of the 1980 Act Section 111 of the

Local Government Act 1972 and Section 1 of the Localism Act 2011 and all other enabling powers to the intent that the provisions of this Agreement shall bind the Site and the parties hereto and all persons deriving title through or under them

- 1.2. This Agreement is a Deed. Any financial default under this Agreement will be registered as a Local Land Charge under section 278(5)(c) of the 1980 Act
- 1.3. No waiver (whether express or implied) by the County Council of any breach or default by the Developer in the performance or observance of any of the covenants, terms or obligations in this Agreement shall constitute a continuing waiver and no such waiver shall prevent the County Council from enforcing any of the covenants, terms or obligations or from acting upon any subsequent breach or default in respect thereof
- 1.4. Any provision of this Agreement which is or may be unlawful void or unenforceable shall to the extent of such unlawfulness invalidity or unenforceability be deemed severable and shall not affect any other provision of this Agreement
- 1.5. This Agreement is governed by and interpreted in accordance with English law and shall be determined in the Courts of England

2 NOTICES

- 2.1. Any notices or other written communication to be served or given by one party upon or to any other party under the terms of this Agreement shall be deemed to have been validly served or given if delivered by hand or sent by recorded delivery post or sent by the DX service to the party upon whom it is to be served or to whom it is to be given or as otherwise notified for the purpose by notice in writing provided that the notice or other written communication is addressed and delivered by hand or by recorded delivery post or by the DX service to the address of the party concerned as nominated in sub-clause 2.2. below
- 2.2. The address for any notice or other written communication in the case of each party to this Agreement shall be as follows:-

The County Council	Suffolk County Council Constantine House 5 Constantine Road Ipswich IP1 2DH marked for the attention of the Assistant Director of Governance, Legal and Assurance (or where the context requires the Executive Director of Growth, Highways and Infrastructure, Constantine House 5 Constantine Road Ipswich IP1 2DH)
The Developer	marked for the attention of the Managing Director at Gateway 14 Limited, Endeavour House, Russell Road, Ipswich, United Kingdom, IP1 2BX
The Surety	marked for the attention of the Section 151 Officer at MSDC, Endeavour House, Russell Road, Ipswich, United Kingdom, IP1 2BX

- 2.3. Any notice or other written communication to be given by the County Council shall be deemed to be valid and effective if on its face it is signed on behalf of the County Council by a duly authorised officer

3 GENERAL

- 3.1. All works and activities to be carried out under the terms of this Agreement (including for the avoidance of doubt such works as are of a preparatory ancillary or of a maintenance nature) are (save where expressly provided otherwise) to be at the sole expense of the Developer and at no cost to the County Council
- 3.2. All consideration given and payments made in accordance with the provisions of this Agreement shall be exclusive of any VAT properly payable in respect thereof and in the event of VAT becoming chargeable at any time in respect of any supply made in accordance with the terms of this Agreement then to the extent that VAT had not previously been charged in respect of that supply the person making

the supply shall raise a VAT invoice to the person to whom the supply was made and the VAT shall be paid accordingly

- 3.3. The County Council and their respectively duly authorised officers and agents may enter upon the land on which the Highway Works are being carried out at any reasonable time to ascertain whether the terms of the Agreement are being or have been complied with

4 ARBITRATION

- 4.1. Any dispute or difference arising between the parties as a result of this Agreement may be referred to the arbitration of a single arbitrator to be agreed upon between the parties or failing agreement within fourteen days after either of the parties has given to the other a written request requiring the appointment of an arbitrator to a person to be appointed at the request of either of the parties by the President for the time being of The Institution of Civil Engineers
- 4.2. Any reference to arbitration shall be undertaken in accordance with and subject to the provisions of the Arbitration Act 1996 save as follows:-
- (a) the seat of the arbitration shall be at the County Council's offices in Ipswich Suffolk
 - (b) where appropriate the arbitrator may consolidate arbitral proceedings
 - (c) with the parties' agreement the arbitrator may appoint experts or legal advisers
- 4.3 A party wishing to refer any such dispute or difference to arbitration shall notify the other party in writing of such intention without delay
- 4.4 The arbitrator shall act as a referee and not as an expert except in any case where the parties to a dispute or difference agree on the arbitrator when such parties may also agree that such arbitrator shall act as an expert
- 4.5 Subject to Sections 67 68 and 69 of the Arbitration Act 1996 the parties agree to be bound by the decision of the arbitrator

5 COVENANTS

- 5.1 The Developer covenants and warrants to the County Council that they have full power to enter into this Agreement and there is no other person having a charge over or any other interest in the Site whose consent is necessary for the Developer to enter into this Agreement and to comply with the obligations set out at clause 14.3 of Schedule I
- 5.2 The Developer hereby covenants and undertakes with the County Council that from the date of this Agreement it will (unless otherwise agreed by the County Council) carry out and comply with the obligations set out in Schedule I and the details set out in Schedules III and IV hereto
- 5.3 The County Council without prejudice to its statutory powers and duties hereby appoints the Developer to act as its agent and gives to the Developer licence (in so far as is reasonably necessary for the Developer to perform the obligations under the terms of this Agreement) to enter into and upon and remain upon the public highway to carry out the construction of the Highway Works within the timescales referred to in Schedule III hereto or such other period as may be agreed in writing by the Director, provided that this licence shall not extend to the Developer's successors in title or assigns unless otherwise agreed in writing by the Director prior to that successor or assignee commencing work in the public highway
- 5.4 The Developer covenants with the County Council not to commence the Highway Works set out in Schedule III unless road space has first been booked with the County Council and the Commuted Sums have been paid
- 5.5 The Developer covenants with the County Council as Highways Authority to comply with the provisions of the New Roads and Street Works Act 1991, the Traffic Management Act 2004 and any amendments thereof
- 5.6 The County Council covenants with the Developer that on the date of issue of the Certificate of Final Completion the roads subject to the Highway Works shall thenceforth be, to the extent they are not already, adopted as highways maintainable at the public expense

6 THIRD PARTY RIGHTS

6.1 It is hereby agreed and declared that the provisions of Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement

7 LAPSE

7.1 If the Highway Works have not been commenced within one (1) year from the date of this Agreement, save as this period is otherwise extended in writing by the Director at his discretion, then this Agreement shall lapse and be of no further effect (save to the extent already complied with) and the Developer agrees to pay to the County Council any costs properly incurred by the County Council prior to the lapse of this Agreement (which have not already been paid) as set out in paragraph 19 of Schedule I to this Agreement

7.2 Where, in accordance with clause 7.1 above the Director, at his discretion, agrees in writing to an extension to the period of one (1) year after which this Agreement shall lapse, this Agreement shall lapse at the end of such period as agreed in writing by the Director

8 COUNTERPARTS

8.1 This agreement may be executed in any number of counterparts, each of which shall constitute a duplicate original, but all the counterparts shall together constitute the one agreement.

In witness whereof this Agreement has been executed and delivered as a Deed on the date first written above

The COMMON SEAL of
SUFFOLK COUNTY COUNCIL
was hereunto affixed
in the presence of

)
)
)
)




.....
A Duly Authorised Officer



EXECUTED AS A DEED by GATEWAY 14
LIMITED acting by a director in
in the presence of:

Director:


SIR CHRISTOPHER HAWORTH

Witness signature



Name LEWIS FREESTONE

Address 5 FELTONS, FORDHAM, ELY, CAMBRIDGESHIRE, CB7 5NF

The COMMON SEAL of
MID SUFFOLK DISTRICT COUNCIL
was hereunto affixed
in the presence of

)
)
)
)





.....
A Duly Authorised Officer

SCHEDULE I

1 THE DESIGN OF THE HIGHWAY WORKS

1.1 The design of the Highway Works shall be to the satisfaction of the Director with due consideration of the Technical Standards

1.2 No work on any of the Highway Works shall commence until

1.2.1 full details of the design of the Highway Works to be commenced in the form of plans, drawings, specifications and other materials have been submitted to the Director together with the name of the principal designer (whom the Developer shall appoint for the full duration of the design and construction of each and all of the Highway Works) in accordance with the CDM Regulations and any codes of practice referred to therein

1.2.2 the Director has given his written approval to the Highway Works to be commenced and such approval shall not be given if the said plans, drawings, specifications and other documentation have not adequately addressed the issues raised in the pre-construction stages of the Road Safety Audit process and if given shall lapse if the Highway Works are not commenced within twelve (12) months of the date of the said Director's approval

1.3 If the Director does not propose to give his approval in relation to those matters referred to in paragraph 1.2 of this Schedule he shall in each case as soon as possible in writing inform the Developer and if the Director requires amendments or additions to the plans drawings specifications and other materials referred to in paragraph 1.2 of this Schedule these amendments shall be undertaken by the Developer at his own expense and a revised set of updated documents shall be re-submitted to the Director for his approval

1.4 Without prejudice to paragraph 1.2 of this Schedule, the Director shall not give his approval as referred therein until the Developer has paid the sum referred to in paragraph 19.1.3 towards the cost of checking the design of the Highway Works and inspecting the Highway Works. The Highway

Works at all times shall be carried out in accordance with the plans, drawings, specifications and other materials which have received the Director's approval referred to in paragraph 1.2 of this Schedule and the Developer shall in the execution of the Highway Works comply or ensure that the Contractor complies with the Technical Standards

2 LETTING OF THE CONTRACT

- 2.1 The Contract to be let under paragraph 2.1 of this Schedule shall be let under JCT Design and Build suite of contracts (and any amendments thereto shall be approved by the Director) and the Developer shall obtain the agreement of the Contractor to be bound by the agreed drawings in Schedule IV
- 2.2 The Contract shall be awarded by the Developer subject to the Director having first given his written approval to the proposed chartered engineer(s) or other suitably qualified person(s) who shall be independent of the Contractor and will supervise the execution of the Highway Works by the Contractor
- 2.3 The Developer shall not award the Contract unless the Approved Contractor and the Approved Sub-Contractor/s concerned are insured throughout the period of the Contract (such period to include the maintenance period detailed in paragraph 15.1 of this Schedule) for public liability risks in the sum of at least ten million pounds (£10,000,000) in respect of any single claim and the Developer shall ensure that the Contractor remains so insured throughout the period of the Contract and prior to the commencement of each or all of the Highway Works or any maintenance works carried out in accordance with paragraph 15.1 of this Schedule the Developer shall produce to the Director insurance policies fully covering the Developer's liability in respect of the matters set out in this Agreement
- 2.4 The Developer shall not sub-contract or assign the Contract without the written approval of the Director and any sub-contractor shall be an Approved Sub-Contractor

3 INSPECTION OF THE HIGHWAY WORKS

- 3.1 The Developer shall provide the Director with not less than twenty-four (24) hours nor more than seventy-two (72) hours notice (excluding weekends and bank holidays) of any intended execution of the Highway Works specifying the tasks to be carried out in accordance with the approved programme referred to in paragraph 2.1 of this Schedule
- 3.2 Without prejudice to the approved programme the Developer shall notify the Director in writing at least twenty-eight (28) days prior to the commencement of any work connected with statutory undertaker's equipment
- 3.3 The Developer shall during the progress of each and all of the Highway Works give to or procure for the Director and any person or persons duly authorised by him free access to every part of the Highway Works and the Site and permit him or them to inspect the same as they proceed and all materials used or intended to be used therein and shall give effect to any reasonable and proper requirements made or reasonable and proper directions given by the Director to conform to the approved detailed plans Works Drawings and specification referred to in paragraph 1.2 of this Schedule
- 3.4 The Developer shall not cover up or put out of view any works forming part of the Highway Works without the approval of the Director and shall afford full opportunity for the Director to examine and measure any work which is about to be covered up or put out of view and to examine foundations before permanent work is placed thereon and shall give at least seventy-two (72) hours' notice to the Director whenever any such work or foundations is or are ready or about to be ready for examination
- 3.5 The Director shall without unreasonable delay, unless she considers it unnecessary and advises the Developer accordingly, attend when required by the Developer for the purpose of examining such works or of examining such foundations
- 3.6 The Director shall for the purposes of paragraphs 3.1 to 3.5 be allowed reasonable access and admission to the Highway Works or the places where materials or plant for the Highway Works may be stored or in the course of preparation manufacture or use (unless such access or

admission is refused due to circumstances beyond the control of the Developer)

4 TESTING OF MATERIALS

- 4.1 The Developer shall reimburse the County Council for all reasonable costs and expenses whatsoever arising from the operation of paragraphs 4.2 to 4.5
- 4.2 The Director shall require the testing of materials plant and workmanship used or proposed to be used in the Highway Works and in his reasonable discretion have the power to reject any materials plant or workmanship so tested which he may reasonably and properly find to be not in accordance with the approved detailed plans Works Drawings and specification referred to in paragraph 1.2 of this Schedule
- 4.3 The Developer shall as soon as is reasonably practicable replace or repair any materials plant or workmanship which have been found to be not in accordance with the approved detailed plans Works Drawings and specification referred to in paragraph 1.2 of this Schedule
- 4.4 The Director shall for the purposes of paragraphs 4.1 to 4.5 be allowed reasonable access and admission to the Highway Works or the places where materials or plant for the Highway Works may be stored or in the course of preparation manufacture or use (unless such access or admission is refused due to circumstances beyond the control of the Developer)
- 4.5 The Developer shall as soon as is reasonably practicable remove such materials and plant as are rejected by the Director pursuant to paragraph 4.2. of this Schedule which are not capable of repair or remedy from the Site and if the Developer shall wish to continue to store such rejected materials and plant on the Site they shall be stored separately from those materials and plant which have not been so rejected or which the Developer shall wish in future to use in execution of the Highway Works

5 OPENING OF THE HIGHWAY WORKS

- 5.1 During the construction of each and all of the Highway Works and prior to the issue of the Certificate of Completion:

- (a) the Director may issue instructions to the Developer to open or expose any of the Highway Works which has been covered up without previously being inspected by the Director
- (b) should the Developer fail to comply with any such instructions the County Council may so take up or expose the relevant part of the Highway Works causing as little damage or inconvenience as is possible in respect of any other part or parts of the Highway Works the reasonable and proper cost of such taking up or exposure and reinstatement to be met by the Developer

PROVIDED THAT if the Highway Works or any part or parts thereof are covered up by the Developer after giving the notice referred to in paragraph 3.4 of this Schedule and the Director shall have failed to inspect in the period therein referred to and the Director shall subsequently require the Highway Works or any part of them to be uncovered for the purposes of inspection:-

- (a) if inspection reveals the relevant part or parts of the Highway Works to have been completed in accordance with the approved detailed plans drawings and specification referred to in paragraph 1.2 of this Schedule all costs in respect of such uncovering and inspection and of reinstating the part or parts of the Highway Works uncovered shall be borne by the County Council; or
- (b) if inspection reveals the relevant part or parts of the Highway Works not to have been completed in accordance with the approved detailed plans drawings and specifications referred to in paragraph 1.2 of this Schedule all reasonable and proper costs in respect of uncovering and inspection and of reinstating the part or parts of the Highway Works uncovered shall be borne by the Developer

6 UNDERTAKERS

- 6.1 Insofar as the County Council as Highway Authority is required by any legislation regulation direction or code of practice (including in particular but without prejudice to the generality of the foregoing the New Roads and Street Works Act 1991) to serve a notice or notices in respect of the Highway Works on undertakers or other persons the Developer shall comply with such requirement on behalf of the County Council before the

Highway Works commence and shall thereafter assume on behalf of the County Council such responsibilities as follow on therefrom in particular during the construction of the Highway Works and prior to the issue of the Certificate of Substantial Completion the Developer shall also:-

- (a) carry out or procure the carrying out of such works and activities in regard to the plant and equipment of undertakers as are required by undertakers in accordance with their statutory powers under the New Roads and Street Works Act 1991 as a result of the construction or intended construction of each and all of the Highway Works
- (b) cause all public sewers, highway drains gas and water mains electric cables and telecommunications ducts or other apparatus which are to be laid by the Developer under the Highway Works together with all necessary connections from them to the boundary of the Highway Works to be laid so far as is practicable under the Highway Works before the foundation of the Highway Works are laid and shall also in so far as is practicable cause the connections from electric cables to any street lamp to be laid before the paving of the footways comprised in the Highway Works is carried out
- (c) cause all trench works within the highway to be backfilled and reinstated in accordance with the Specification for the Reinstatement of Openings in the Highway as determined from time to time under the New Roads and Street Works Act 1991
- (d) not at any time give consent to the erection by any telecommunications operator of telegraph poles or telephone poles or to the erection by any statutory undertaker or public or private company firm or individual of any over ground or underground equipment without the consent in writing of the Director

7 PROTECTION OF THE PUBLIC

- 7.1 The Developer shall give due consideration to adjoining owners and occupiers at all times and shall organise activities relating to the Highway Works in such a manner as to cause the least practicable disruption

- 7.2 Prominent notices shall be displayed and maintained around the perimeter of the site of each and all of the Highway Works to warn the public of the dangers of entering the Site
- 7.3 The Developer shall nominate a member of the site management team as the contact point for the Director in the event of an emergency and shall advise a daytime and twenty-four (24) hour contact number to the Director for the same purpose
- 7.4 The Developer shall take or procure the taking of all necessary steps to avoid creating a nuisance from noise and in particular:
- 7.4.1 the Developer shall afford all reasonable facilities to enable the Director to carry out such site investigations as she may deem necessary in order to determine noise emission levels
 - 7.4.2 all vehicles and plant including compressors shall be fitted with effective silencers and acoustic covers as appropriate and maintained in good working order and all static plant shall be located to minimise nuisance to persons living or working in the vicinity
 - 7.4.3 all portable traffic signals and pumps shall be operated from mains electricity unless otherwise agreed with the Director
 - 7.4.4 noisy activities shall not be permitted on Sundays and Bank Holidays and except as agreed in writing by the Director shall not be permitted outside the hours of 9.30 a.m. to 4.30 p.m. Monday to Friday and 9.30 a.m. to 1 p.m. on Saturdays

PROVIDED THAT if in the reasonable opinion of the Director the Developer is not dealing adequately with the control of noise the Developer shall carry out or procure the carrying out of such additional measures as the Director considers necessary at the Developer's expense

- 7.5 Compliance with the provisions of paragraph 7.4 shall not relieve the Developer of any of his obligations and liabilities under this Agreement the Control of Pollution Act 1974 or the Environmental Protection Act 1990

- 7.6 The Developer shall take or procure the taking of all necessary steps to avoid creating a nuisance from dust and as far as practicable works are to be carried out in such a way that dust is kept to a minimum PROVIDED THAT if in the reasonable opinion of the Director the Developer is not dealing adequately with the control of dust the Developer shall carry out or procure the carrying out of such additional measures as the Director considers necessary at the Developer's expense
- 7.7 The Developer shall arrange the regular removal of refuse likely to encourage vermin and arrange for suitable secure storage containers to be provided for collection
- 7.8 The Developer shall keep a log book on site to record all complaints received from the public and the action taken in response and the log book shall be available for inspection by the Director

8 PREVENTION OF MUD BEING CARRIED ON THE PUBLIC HIGHWAY

- 8.1 Provision shall be made at the Site to limit in so far as is practicable the amount of mud dust and other materials carried on to adjacent public highways by vehicles and plant leaving the Site
- 8.2 The Developer shall keep or procure the keeping of all roads footpaths rights of way and other means of passage leading to or from or crossing the Site free from mud slurry or other hazardous substances that are deposited through the construction of the Highway Works and any such substance so deposited on any such road footpath right of way or other means of passage shall be promptly removed by or at the direction of the Developer
- 8.3 The Director may close any associated crossings entrances and exits if (having provided 24 hours notice to the Developer save in case of emergency) such substances deposited are not promptly removed by the Developer and any losses or expenses incurred as a result shall be borne by the Developer and on removal of such substances the Director shall reopen such crossings entrances and exits and the Developer shall bear the costs incurred

9 TRAFFIC CONTROL

9.1 During the periods when the Highway Works are being executed the Developer shall institute at his own expense measures previously approved in writing by the Director to maintain the safe flow of traffic on the highways in the vicinity of the site of the Highway Works

9.2 The Highway Works shall be signed and protected to at least the standards of Chapter 8 of the Traffic Signs Manual published by Her Majesty's Stationery Office and the proposed arrangements shall be approved in writing by the Director before the Highway Works commence

10 TIMING

10.1 No Highway Works within or affecting existing public highways or temporary diversions which could interfere with the traffic flow will be permitted within the morning and evening peak periods i.e. 7.30 - 9.30 a.m. and 4.30 - 6.30 p.m. Monday to Friday except as agreed in writing by the Director

11 SAFETY

11.1 During the periods when the Highway Works are being carried out the Developer shall provide all watching and lighting as required and shall maintain all lights, guards, fencing, warning signs when and, where necessary, undertake such further measures as may be reasonably required by the Director

12 ACCOMMODATION WORKS

12.1 The Developer shall carry out or ensure that there shall be carried out all related accommodation works associated with the Highway Works

13 CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

13.1 The Developer shall be the only client for the purpose of the CDM Regulations and the Developer agrees to undertake the obligations of a client under the CDM Regulations and to use all reasonable endeavours to ensure that the Highway Works are carried out in accordance with the CDM Regulations

13.2 The Highway Works shall not commence until the Developer as the only client has provided to the Director:

- 13.2.1 an estimate of the number of working days and/or person days of construction work and the number of workers working on site simultaneously at any one point in the project which the Contract will entail
- 13.2.2 written details of the principal designer and the principal contractor appointed for the project and also provide copies of the Construction Phase Plan and Health & Safety File
- 13.2.3 a copy of the Notification of Project (form HSE F10) to the HSE pursuant to Regulation 6 of the CDM Regulations
- 13.3 Throughout the Highway Works the Developer shall provide to the Director copies of the updates and revisions to the construction phase plan and Health and Safety File pursuant to Regulation 12
- 13.4 Within twenty-eight (28) days of issue of the Certificate of Substantial Completion for any or all of the Highway Works the Developer shall provide to the Director
 - 13.4.1 a plan showing the land over which those Highways Works have been constructed and
 - 13.4.2 a Health and Safety file conforming in all respects with the CDM Regulations and which shall accord with the current format used by the County Council
- 13.5 The Director shall be at liberty to delay issue of the Certificate of Final Completion in respect of any of the Highway Works if the Developer fails to provide the Director with the documents referred to in 13.4.1 and 13.4.2 above within twenty-eight (28) days of issue of any Certificate of Substantial Completion for any of the Highway Works equivalent to the number of days after the twenty-eight (28) day period that the documents were submitted
- 13.6 In respect of the Highway Works generally the Developer shall provide to the Director the final information in both paper and electronic format and shall at least comprise:

13.6.1 1:500 scale (or alternative scale as may be specified by the Director) "as built" drawings

13.6.2 records of the earthworks showing sources of material used in areas of fill description of fill materials descriptions of sub-grades in cut areas copies of results of tests of material carried out as part of the supervision of the construction of the earthworks

13.6.3 records of the sources of supply of all deliveries of road construction materials with details of the location of the Highway Works at which each load is placed

13.6.4 records of the sources of supply of all other manufactured materials (e.g. drainage goods, fencing materials, traffic signs, electrical components and cables etc.

13.7 The Developer shall indemnify and keep the County Council indemnified against any breach of the Developer's obligations under this paragraph

14 SITE CLEARANCE AND CERTIFICATE(S) OF SUBSTANTIAL COMPLETION

14.1 On Substantial Completion of the Highway Works the Developer shall:-

14.1.1 clear away and remove from the site of the Highway Works all constructional plant and temporary works of every kind and leave the site of the Highway Works in a neat and tidy condition to the satisfaction of the Director and

14.1.2 carry out stage 3 of the Road Safety Audit process and comply to the satisfaction of the Director with recommendations arising thereunder prior to the opening of the Highway Works to the public

14.2. Upon Substantial Completion of the Highway Works including any additional work resulting from stage 3 of the Road Safety Audit process to the satisfaction in all respects of the Director he shall issue a Certificate of Substantial Completion in respect of those Highway Works to the Developer provided that all costs and expenses owing to the County Council have been paid in respect of those Highway Works

14.3. The Developer hereby agrees that on the date of Substantial Completion that part of the Site upon which the Highways Works are constructed which does not currently form part of the public highway shall be dedicated as highway under section 38 of the 1980 Act

14.4. After the issue of the Certificate of Substantial Completion the County Council will approve a reduction of 90% of the Performance Figure in respect of the relevant Highway Works and the County Council may release the Developer and the Performance Bond Surety and each of them from their obligations under the Performance Bond in respect of the relevant Highway Works to such extent

15 DEFECTS CORRECTION PERIOD AND CERTIFICATE OF FINAL COMPLETION

15.1 The Developer shall maintain each and all of the Highway Works for a minimum period of twelve (12) months (unless the Director agrees in writing a lesser period having considered paragraph 15.2) from the issue of the related Certificate of Substantial Completion up until the issue of the Certificate of Final Completion and prior to the expiration of this period the Developer shall reinstate and make good any damage or defect which may have arisen from any cause whatsoever or be discovered during the said period of twelve months (including any defect in or damage to the surface water drainage system) so as to place the highway and the Highway Works in a condition satisfactory to the Director

15.2 After the expiration of the period of twelve (12) months from Substantial Completion or the date the Development becomes operational (whichever is the latter) the Developer shall (unless the Director writes to the Developer informing him that it is to be carried out sooner or that he does not need to do so) carry out stage 4 of the Safety Audit and comply to the satisfaction of the Director with any recommendations arising thereunder

15.3 After the expiration of the period of twelve (12) months referred to in paragraph 15.1 (or such lesser period as agreed in writing by the Director under paragraph 15.1) and after any defects have been made good as therein provided including any improvements arising under stage 4 of the Road Safety Audit to the satisfaction of the Director and after the

provisions of paragraph 13.4 and paragraph 20.2 of this Schedule have been fulfilled the Director shall issue forthwith to the Developer the Certificate of Final Completion in respect of the Highway Works provided that the Certificate of Final Completion shall in the case of road gullies extend only as far as their points of entry to the surface water sewers where those are not being adopted by the County Council as highway drains and upon the issue of the Certificate of Final Completion the County Council shall release the Developer and the Performance Bond Surety and each of them from all subsisting obligations under the Performance Bond in respect of those Highway Works

- 15.4 If called upon to do so by notice in writing served within twenty-one years of the date hereof by the County Council the Developer agrees to transfer to the County Council in consideration of one pound any land over which any part of the Highway Works have been constructed which does not at the date of this Agreement already form part of the highway together with any other land dedicated as public highway by the Developer hereunder free in each case from encumbrances and together with all rights necessary to permit the use inspection maintenance repair and replacement of all utility systems servicing the Highway Works and not vested in the relevant undertaker as are situated outside the limits of the Highway Works and the said other land

16 INDEMNITY

- 16.1 The Developer shall from the date of this Agreement indemnify the County Council against all claims charges costs expenses liability or loss whatsoever arising out of and incidental to any or all of the Highway Works including but not limited to those arising out of any legally sustainable claims for payments under Section 10 of the Compulsory Purchase Act 1965 and Part I of the Land Compensation Act 1973 (as amended) in connection with those Highway Works provided that the Developer's indemnity will not extend to any claims submitted to the County Council arising out of the negligence of the County Council's employees or arising out of any works of alteration carried out to any of

the Highway Works by the County Council after the issue of the related Certificate of Final Completion

16.2 The County Council shall notify the Developer forthwith upon receipt of any such claim or liability

16.3 The County Council shall not accept or settle any claim without first having given the Developer the opportunity to provide the County Council with representations as to the validity of such claim

16.4 The indemnification referred to in paragraph 16.1 includes:

16.4.1 all fees incurred by claimants which the County Council is obliged to pay, and those of the County Council or its agent or contractor, in negotiating any claims (together with VAT payable on the claimants' professional advisors' fees);

16.4.2 statutory interest payments to claimants and their professional advisors; and

16.4.3 the County Council's reasonable and proper legal costs in making the compensation, fees and interest payments

17 PERFORMANCE BOND

17.1 Without expense to the County Council the Developer and the Performance Bond Surety shall on the date of this Agreement enter into the Performance Bond for each and all of the Highway Works and the Developer and Performance Bond Surety shall be bound to the County Council in the amount of the Performance Figure for the Highway Works

17.2 Should the Developer default in the execution of its obligations to carry out any or all of the Highway Works and to maintain the same in accordance with the provisions of this Agreement then the County Council may (subject to the provisions hereinafter contained) itself carry out the Highway Works and maintain the same as aforesaid having first called upon the Performance Bond Surety for the cost to be expended in so doing

17.2.1 Unless there is a danger to users of the highway the County Council shall give twenty (20) working days prior written notice

(or lesser period as may in the circumstances be reasonable) of its intention to commence work under Paragraph 17.2

17.2.2 any notice served under this paragraph shall specify the period of the notice ("the Notice Period") the extent of the work which the County Council proposes to carry out and full details of all matters in respect of which the Director considers that the Highway Works have not been carried out in accordance with the terms of this Agreement

17.2.3 if before the expiry of the Notice Period the Developer serves written notice upon the County Council that the Developer intends diligently to execute the works specified in the notice in accordance with the terms of this Agreement and specifies a time to complete that the County Council considers reasonable in the circumstances the County Council shall not be entitled to execute the relevant part or parts of the Highway Works specified in the notice served under this paragraph unless the Developer then fails to execute those works within the agreed time scale

17.3 If the Developer should default in the execution of its obligations to carry out any or all of the Highway Works and to maintain the same in accordance with the provisions of this Agreement then the County Council will call upon the Performance Bond Surety to provide the full Performance Figure (or such sum that remains following reduction of the Performance Bond in accordance with Paragraph 14.4 of this Schedule). Save that the County Council after all works are completed and all contracts and any contract claims settled will return any Performance Bond sum unused with interest at the Bank of England Base Rate minus 2 basis points, compounding annually at financial year end on receipt of a written request to the Performance Bond Surety within one month of all the aforementioned completing and settling. If for any period the Bank of England Base Rate is at or below 0.02% then no interest shall be payable for that period by any party to this Agreement

18 COMMUTED SUMS FOR MAINTENANCE

18.1 Prior to the commencement of the Highway Works the Developer shall pay to the County Council the Commuted Sums calculated as follows:

	£
Roads	30,175.00
Footways	9,525.00
Street Lighting	13,997.00
Drainage	4,739.00
Traffic Signals	57,500.00
Verges, Trees and Street Furniture	1,656.00

19 LEGAL AND ADMINISTRATIVE COSTS

19.1 The Developer shall pay to the County Council:-

19.1.1 the whole of the costs of the County Council's Legal Services Department in connection with the preparation and completion of this Agreement and these costs shall be payable prior to sealing of this Agreement;

19.1.2 interest at four per cent above the Bank of England Base Rate from time to time on any sum due to the County Council under this Agreement which is outstanding for more than twenty-eight (28) days from the date on which it was demanded or in the event that a dispute or difference regarding such payment is referred to arbitration pursuant to clause 4.1 of this Agreement the said twenty-eight (28) day period shall run from the date of the decision of the arbitrator (such interest to be charged on the amount outstanding each day from the date of issue of a written demand for any sum due or in the event that a dispute or difference regarding such payment is referred to arbitration

pursuant to clause 4.1 of this Agreement such interest to be charged on the amount outstanding each day from the date of issue of the decision of the arbitrator)

19.1.3 The greater of £5000 (Five thousand pounds) or 7½% of the Performance Figure (excluding the costs associated with statutory undertakers work and traffic management) for the Highway Works towards the costs and expenses of the County Council of checking the design of each and all of the Highway Works and inspecting each and all of the Highway Works such sum shall be payable prior to sealing of this Agreement

19.1.4 the reasonable cost to the County Council of undertaking Road Safety Audits and also the cost of the safety checks of details submitted which sum shall be payable prior to the safety audit commencing

19.1.5 the cost of any temporary and permanent traffic regulation orders which sum shall be payable prior to any work on the making of such order being commenced

19.1.6 the full cost of any other road traffic orders required to facilitate the Highway Works which sum shall be payable prior to any work on the making of such order being commenced

20 PARTS I AND II OF THE LAND COMPENSATION ACT 1973

Part I Claims - Depreciation Caused By Public Works

20.1 The Developer hereby undertakes and agrees with the County Council that in the event of any claim for compensation or otherwise or costs or charges arising in connection with or incidental to or in consequence of the carrying out of the Highway Works whether mandatory or discretionary which may be incurred by virtue of any enactment or statutory instrument and otherwise hereby provided for he will hold the County Council fully indemnified from and against all claims charges costs and expenses in connection therewith or arising therefrom

Part II Claims

20.2 The Developer covenants with the County Council to comply with the requirements of the Noise Insulation Regulations 1975 (SI 1975/1763) as amended and to provide to the County Council such evidence as is required by the Director to demonstrate compliance with the Noise Insulation Regulations 1975 prior to the issuing by the County Council of the Certificate of Final Completion in accordance with paragraph 15.3 of this Schedule

SCHEDULE II.A

Performance Bond Agreement

DATED _____ 20

GATEWAY 14 LIMITED (1)

- and -

MID SUFFOLK DISTRICT COUNCIL (2)

PERFORMANCE BOND

relating to the development of land to the west of Mill Lane, Stowmarket, Suffolk

BY THIS BOND GATEWAY 14- LIMITED (company number 11041174) whose registered office is at C/O MSDC, Endeavour House, Russell Road, Ipswich, United Kingdom, IP1 2BX - ("the Developer") and MID SUFFOLK DISTRICT COUNCIL of Endeavour House, Russell Road, Ipswich, United Kingdom, IP1 2BX ("the Surety") are held and firmly bound to **SUFFOLK COUNTY COUNCIL** of Endeavour House 8 Russell Road Ipswich Suffolk IP1 2DH ("the County Council") in the sum of £382,867.71 (Three hundred and eighty-two thousand, eight hundred and sixty-seven pounds and seventy-one pence) to be paid to the County Council for the payment of which sum the Developer and the Surety bind themselves their successors and assigns jointly and severally

IN WITNESS whereof the Developer and the Surety have hereunto affixed their respective Common Seals and delivered the same on but not before this day of Two thousand and

1. The Developer has entered into an Agreement under seal with the County Council of even date made under Section 278 of the 1980 Act whereby the Developer undertook at its own expense to carry out works as set out in Schedule III of the said Agreement and shown in the Works Drawings annexed to the said Agreement ("the Highway Works")
2. It is intended that this Bond shall be construed as one with the said Agreement


NOW THE CONDITION of the above-written Bond is such that if the Developer shall duly perform and observe all the terms provisions conditions and stipulations of the said Agreement (in so far as they relate to the Highway Works) on the Developer's part to be performed and observed according to the true intent and meaning thereof

or if on default by the Developer the Surety shall duly satisfy and discharge the damages sustained by the County Council up to the amount of the above-written Bond then the above-written Bond shall be null and void but otherwise shall remain in full force and effect **PROVIDED ALWAYS** that the giving by the County Council of any extension of time for performing the said Agreement or any stipulations therein contained and on the part of the Developer to be performed or any other forgiveness or forbearance on the part of the County Council or its successors or assigns shall not in any way release the Surety from any liability under the above-written Bond

EXECUTED AS A DEED by
GATEWAY 14
LIMITED acting by a
director in
in the presence of:

)
)
)
)
P. Maw
SIR CHRISTOPHER HAWORTH

Witness:
Address:

 LEWIS FREESTONE

5 FELTONS, FORDHAM, ELY, CAMBRIDGESHIRE CB7 5NF

The COMMON SEAL of)
MID SUFFOLK DISTRICT)
COUNCIL)
was hereunto affixed)
in the presence of)

SCHEDULE III

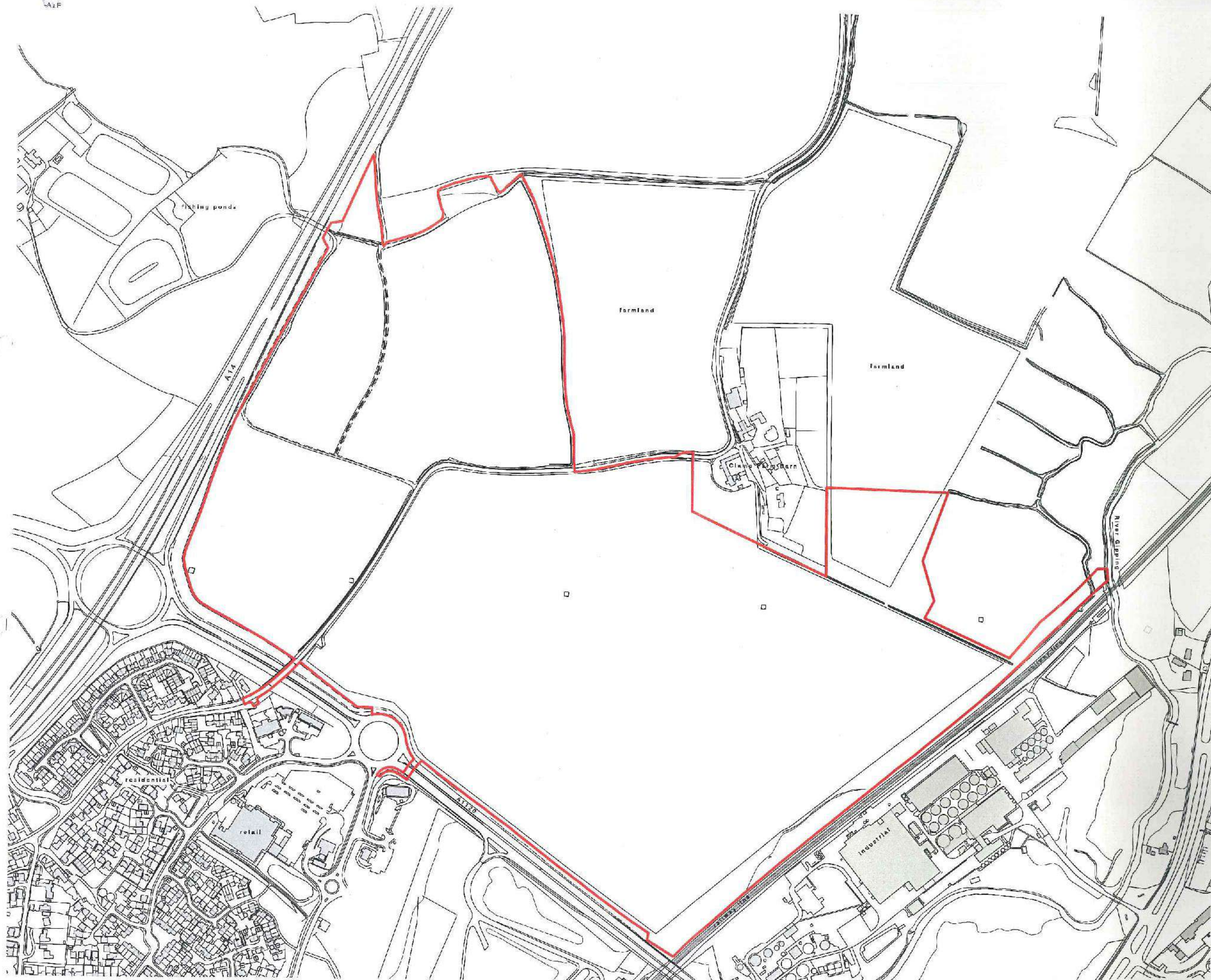
The Highways Works comprising the following works:

<u>Location</u>	<u>Works</u>	<u>Delivery Programme</u>
<u>A1120, Stowmarket</u>	<u>Construction of eastern arm on A1120/Gun Cotton Way roundabout</u>	to be commenced within 12 (twelve) months of the date of this Agreement and completed within 4 (four) months of commencement of these works
<u>A1120 Stowmarket</u>	<u>Installation of Toucan crossing on A1120 south of Gun Cotton Way roundabout</u>	
<u>Mill Lane, Creeting St Peter</u>	<u>Connection of new road to Mill Lane west of Clamp Farm</u>	to be commenced within 12 (twelve) months of the date of this Agreement and completed within 1 (one) month of commencement of these works

SCHEDULE IV

Approved List of drawings

	Title	Drawing number
1.	20012-FSA-XX-XX-DR-A-0100 P3	Location Plan
2.	60417-RJL-NA-NA-DR-C-0150 REV P05	Roundabout GA
3.	60417-RJL-NA-NA-DR-C-0151 REV P02	Roundabout Setting Out
4.	60417-RJL-NA-NA-DR-C-0152 REV P05	Roundabout Signs and Lines
5.	60417-RJL-NA-NA-DR-C-0153 REV P04	Roundabout Signs and Lines
6.	60417-RJL-NA-NA-DR-C-0154-P05	S278-Highway Construction Details
7.	60417-RJL-NA-NA-DR-C-0155-P03	S278 Colour plan
8.	60417-RJL-NA-NA-DR-C-0156-P03	S278 Dedication Plan
9.	60417-RJL-NA-NA-DR-C-0157-P06	Mill Lane S278 Colour plan
	21011-001	Dual Toucan Traffic Signals
		Approved Street Lighting 24th JUN 2021
	60417-C-ADS1	Advance Directional Sign ADS1
	60417-C-ADS2	Advance Directional Sign ADS2
	60417-C-ADS3	Advance Directional Sign ADS3
	60417-C-ADS4	Advance Directional Sign ADS4
	60417-C-ADS5	Advance Directional Sign ADS5
	60417-C-ADS6	Advance Directional Sign ADS6
	60417-C-ADS7	Advance Directional Sign ADS7
	60417-C-ADS8	Advance Directional Sign ADS8



0 25 50 100 200m
Scale 1:2500

PLANING
APPROVAL



P03	PLANNING BOUNDARY CORRECTED	21/12/20	CAP
P02	PLANNING BOUNDARY CORRECTED	21/12/20	CAP
P01	LOGIC UPDATING	21/12/20	CAP
No	Revise	Date	File

GATEWAY14

LOCATION PLAN

JAYNIC

**FRANK
SHAW
ASSOCIATES
LIMITED
ARCHITECTS**

Termine House, Hasland, Chatterton, Derbyshire, S41 02J
Tel 01462 383255
Scale 1:2500@A1
Job No 20012
Drawing Number 20012-FSA-XX-XX-DR-A-0100
Date 23/09/20
CAP
P03

NOTES

1. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELATED DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRUE AND PROPER SETTING OUT OF THE WORKS AND FOR THE CORRECTNESS OF THE POSITION, LEVELS, DIMENSIONS, AND ALIGNMENT OF ALL PARTS OF THE WORKS.
2. ALL ADJACENT HIGHWAY WORKS TO BE IN ACCORDANCE WITH SUFFOLK COUNTY COUNCIL HIGHWAY SPECIFICATIONS AND THE WORKS SHALL BE CARRIED OUT TO THE FULL SATISFACTION.
3. THE CONTRACTOR SHALL, BEFORE COMMENCING THE WORKS, VERIFY ALL SETS AND SETTING OUT DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRUE AND PROPER SETTING OUT OF THE WORKS AND FOR THE CORRECTNESS OF THE POSITION, LEVELS, DIMENSIONS, AND ALIGNMENT OF ALL PARTS OF THE WORKS.
4. THE CONTRACTOR SHALL, BEFORE COMMENCING THE WORKS, OBTAIN A FULL SURVEY OF THE EXISTING HIGHWAY DRAINAGE NETWORK AND REPORT THE RESULTS TO THE ENGINEER TO ALLOW FOR MODIFICATION OF PROPOSED DRAINAGE MODIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING SERVICES AFFECTED BY THE WORKS.
6. THE CONTRACTOR IS TO PROTECT EXISTING SERVICES (PARTICULARLY SMOKE PIPES) AND TREE ROOTS FROM DAMAGE BY LOADS AND CONSTRUCTION PLANT.
7. ANY UNIDENTIFIED HAZARDS DISCOVERED DURING THE PROGRESS OF WORKS ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
8. ALL ROAD SIGNS AND MARKINGS TO BE IN ACCORDANCE WITH THE TRAFFIC SIGNS AND GENERAL DIRECTIONS 2016.
9. SEE DRAWING 60417-RT-NA-NA-DR-01-01 FOR ROUNDABOUT SETTING OUT DETAILS.
10. SEE DRAWING 60417-RT-NA-NA-DR-02-01 FOR ROUNDABOUT SETTING OUT DETAILS.
11. REFER TO STREET LIGHTING SPECIFICATION BY OFFICERS FOR DETAILS OF ALL MODIFICATIONS TO EXISTING STREET LIGHTING AND REQUIREMENTS FOR NEW COLUMN AND INSTALLATION TO CIGS.
12. ALL NEW KERBLINES TO BE 150mm WITH 125mm UPSTANDING OTHER THAN AT CROSSING POINTS.

CS

EXISTING BOLLARD AND ROAD NAME PLATE TO BE RELOCATED TO REAR OF EXISTING FOOTWAY

CONTRACTOR TO INVESTIGATE EXISTING MANHOLE AND ALLOW FOR REPAIRING COVER AND ACCESS TO RELOCATE WITH VERGE. COVER LEVEL TO BE REVISED TO SUIT.

EXISTING GULLY AND LEAD TO BE REMOVED AND BACKFILLED WITH ST1 CONCRETE. NEW GULLY TO BE LOCATED TO SUIT NEW LEVELS AND CONNECTED TO EXISTING CHAMBER

ARMCO MARKERS TO BE ADJUSTED FOR NEW CROSSING. CONTRACTOR TO ALLOW FOR APPOINTMENT OF SPECIALIST CONTRACTOR TO UNDERTAKE DESIGN OF ADJUSTMENTS FOR ALIGNMENT WITH SCC 5 WEEKS PRIOR TO INSTALLATION

EXISTING VERGE TO BE REPLACED WITH FOOTWAY CONSTRUCTION. EXISTING FOOTWAY SURFACE COURSE TO BE PLANNED OFF AND NEW SURFACING APPLIED TO FULL WIDTH OF WIDENED FOOTWAY

NEW STAGGERED TOUCAN CROSSING. REFER TO DRAWINGS BY CIVIL ENGINEERS FOR DETAILS

EXISTING 50/30mph SPEED LIMIT EXTENT TO BE RELOCATED 100 METRES TO THE SOUTH ON NORTHBOUND CARRIAGWAY

EXISTING SURFACING TO BE PLANNED OFF TO A DEPTH OF 50mm AND RELAID WITH NEW SURFACE COURSE FOR A DISTANCE OF 50m FROM TOUCAN CROSSING STOP LINE. NEW SURFACING TO HAVE A MINIMUM PSV OF 60. EXISTING WHITE LINING TO BE REINTEGRATED (WITH ADJUSTMENTS TO SUIT NEW MARKINGS)

EXISTING 50/30mph SPEED LIMIT SIGN TO BE RELOCATED HERE ON NEW ILLUMINATED SIGN POST.

EXISTING FOOTWAY TO BE RESURFACED TO ACCORD WITH REVISED KERBLINE AND LEVELS. BACK OF FOOTWAY TO REMAIN AS EXISTING

EXISTING NEW FOOTWAY TO BE SURFACED. ENTRY KERB TO BE RELOCATED

EXISTING GULLY TO BE REMOVED AND BACKFILLED WITH ST1 CONCRETE. NEW GULLY TO BE LOCATED TO SUIT NEW LEVELS AND CONNECTED TO EXISTING DRAINAGE VIA EXISTING GULLY LEAD

NEW KERBLINE WITHIN EXISTING CARRIAGWAY TO PROVIDE WIDENED CENTRAL RESERVE FOR STAGGERED TOUCAN CROSSING. EXISTING KERBS ADJUSTED TO SUIT INCLUDING PROVISION OF DROPPED KERBS FOR NEW CROSSING LOCATION

EXISTING SURFACING TO BE PLANNED OFF TO A DEPTH OF 50mm AND RELAID WITH NEW SURFACE COURSE

LOCALISED FOOTWAY WIDENING TO AVOID RELOCATION OF EXISTING CHAMBER

NEW GULLY PROVIDED TO REPLACE EXISTING KERB OUTLET. GULLY TO BE CONNECTED TO EXISTING HIGHWAY DRAINAGE

EXISTING 50/30mph SPEED LIMIT EXTENT TO REMAIN ON SOUTHBOUND CARRIAGWAY

CONTRACTOR TO INVESTIGATE EXISTING HIGHWAY DRAINAGE AND ALLOW FOR NEW CATCHPITS AND REALIGNED FRENCH DRAIN OVER THE EXTENT SHOWN WITH SOLID PIPED CONNECTION BENEATH NEW CARRIAGWAY. NEW GULLIES TO CONNECT INTO NEW ONSITE DRAINAGE. ALL REDEUNDANT DRAINAGE, CHAMBERS AND GULLIES TO BE REMOVED AND BACKFILLED WITH TYPE 1 SUB-BASE. INVERT LEVELS OF NEW CATCHPITS TO BE PROVIDED TO SCC 6 WEEK PRIOR TO THE START OF WORKS

SHARED FOOTWAY/CYCLEWAY TO CONNECT TO PROPOSED WORKS AT CREEPING ROAD EAST

APPROXIMATE LOCATION OF EXISTING 50/30mph SIGN (NOT SHOWN ON SURVEY). EXACT LOCATION TO BE DETERMINED BY THE CONTRACTOR AND IF NECESSARY IT SHALL BE RELOCATED TO ENSURE A MINIMUM OF 500mm HORIZONTAL CLEARANCE FROM EDGE OF SIGN FACE TO KERB LINE

EMBANKMENT TO BE REGRADED TO SUIT REALIGNED KERBLINE. EMBANKMENT SLOPE TO BE NO STEEPER THAN EXISTING EMBANKMENTS AND TOPSOIL/SPILL DOLD IN ACCORDANCE WITH SCC SPECIFICATION. NEW POST AND RAIL FENCE TO BE PROVIDED ALONG EXTENT OF NEW EARTHWORKS. FENCE TO MATCH EXISTING AND SHOULD TIE IN TO EXISTING FENCE AT EITHER END.

CONTRACTOR TO INVESTIGATE EXISTING HIGHWAY DRAINAGE AND ALLOW FOR NEW CATCHPITS AND REALIGNED FRENCH DRAIN OVER THE EXTENT SHOWN. NEW GULLIES TO CONNECT INTO REALIGNED DRAINAGE. ALL REDEUNDANT DRAINAGE, CHAMBERS AND GULLIES TO BE REMOVED AND BACKFILLED WITH TYPE 1 SUB-BASE. INVERT LEVELS OF NEW CATCHPITS TO BE PROVIDED TO SCC 6 WEEK PRIOR TO THE START OF WORKS

ENTRY KERB TO BE RELOCATED

REFER TO ONSITE DRAINAGE LAYOUTS FOR PROPOSED SEWERS (SHOWN FAINT)

PROPOSED ROAD GULLIES SHOWN THUS

EXTENT OF SITE WORKS



GENERAL ARRANGEMENT

SCALE 1:1000

Project
MILL LANE,
STOWMARKET, SUFFOLK

Title
ROUNDAABOUT GENERAL
ARRANGEMENT

Client
GATEWAY 14 LTD

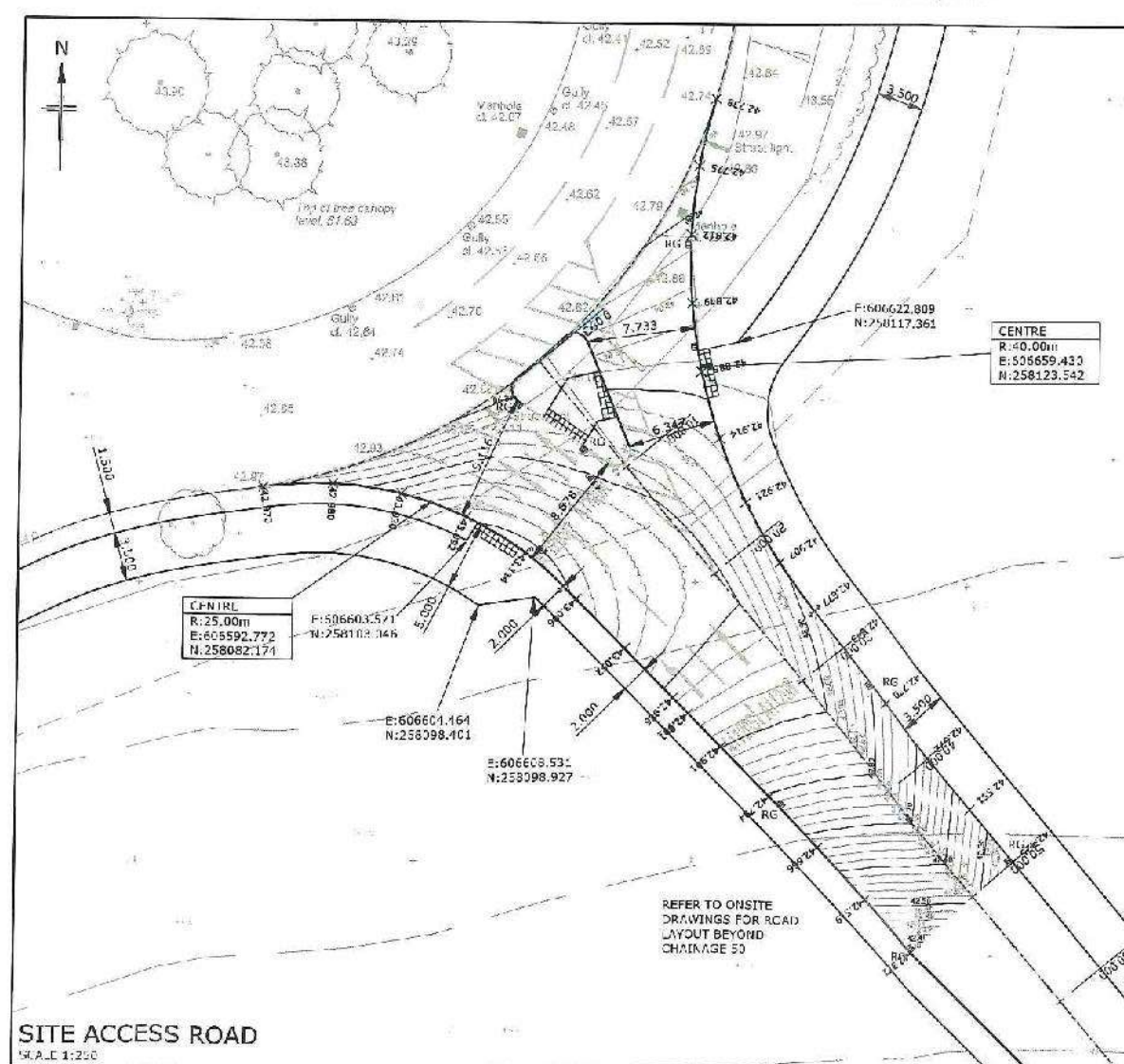
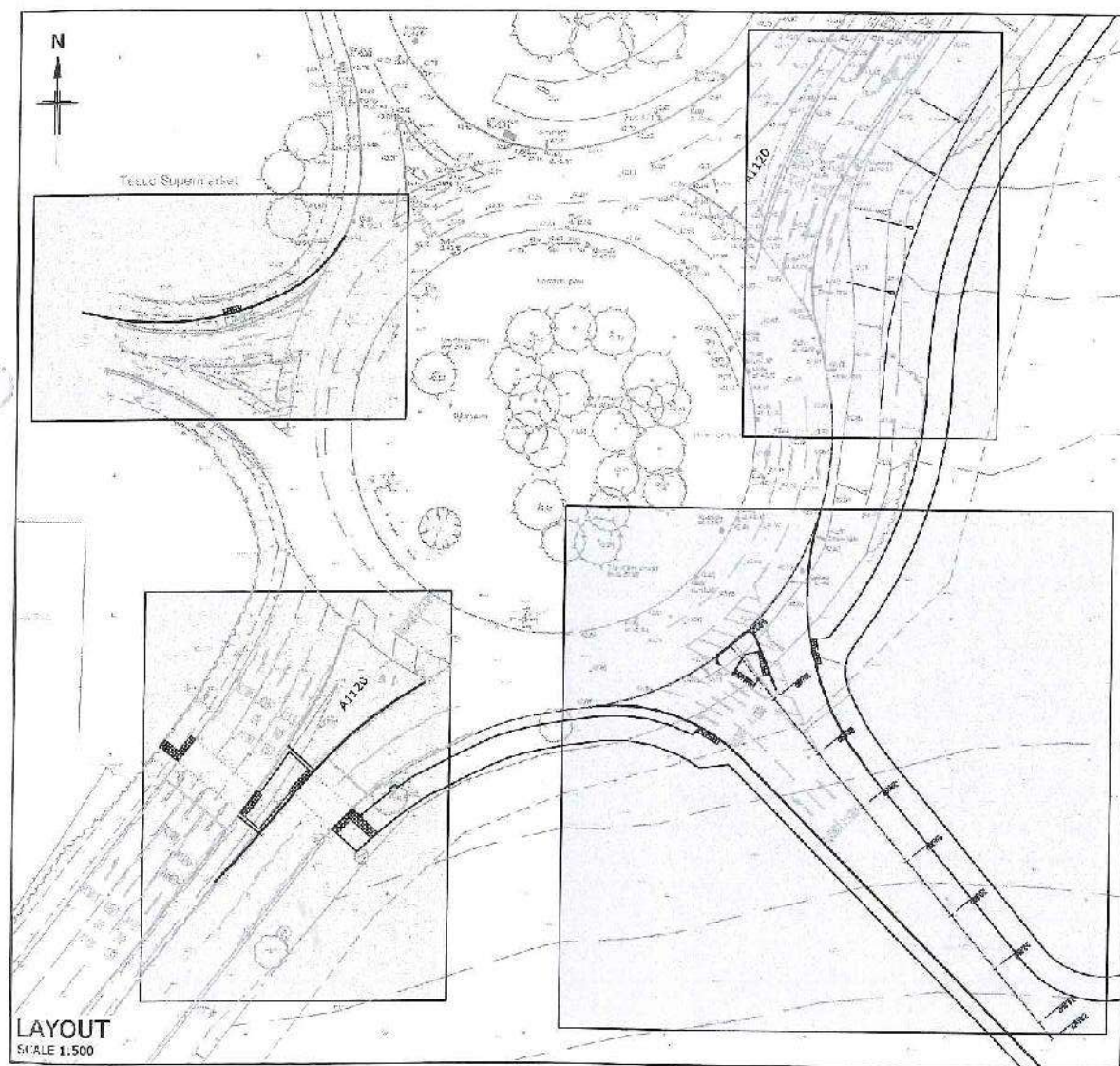
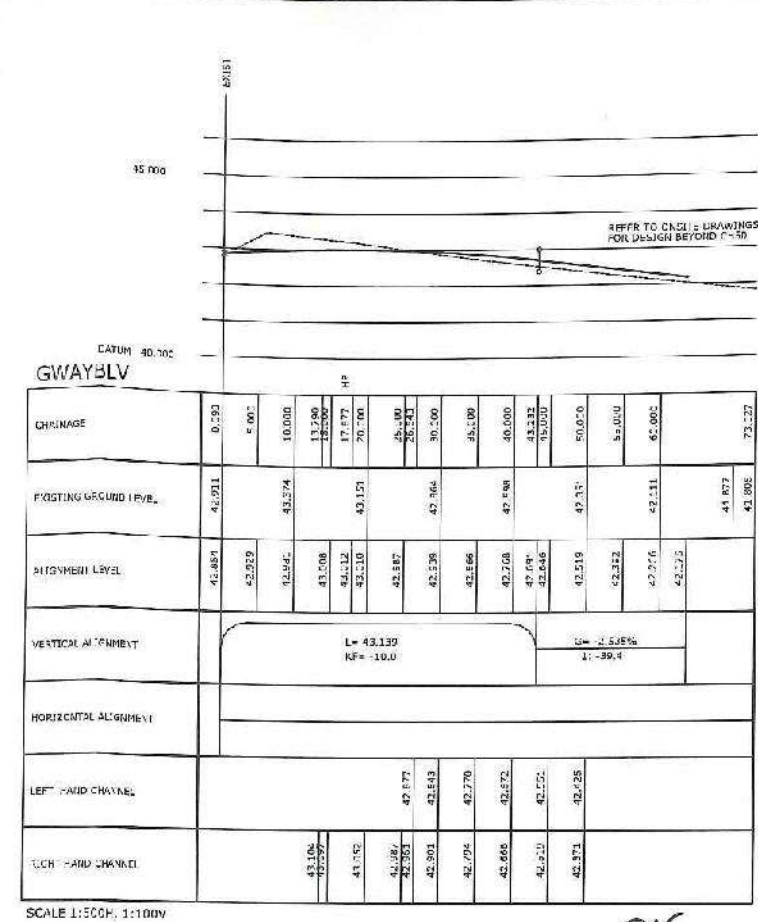
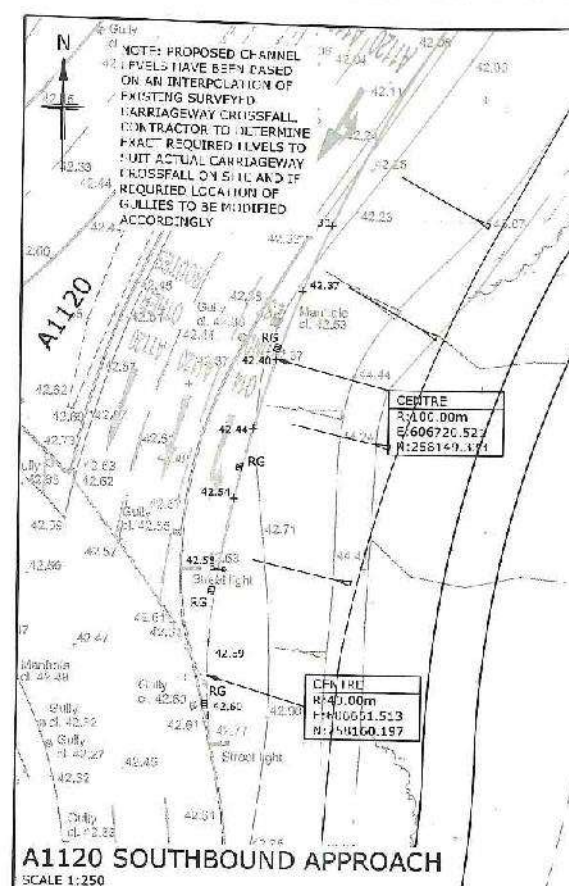
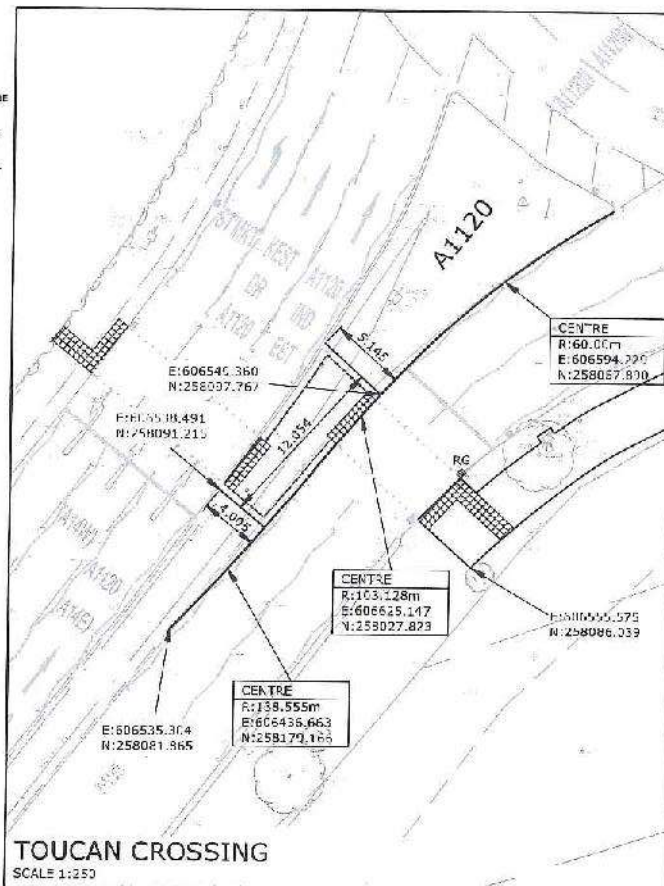
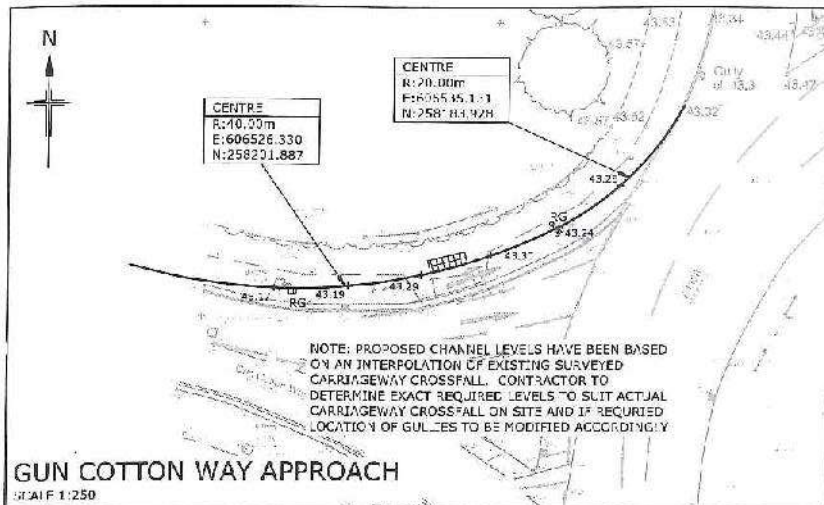
Richard Jackson
Engineering Consultants

Unit 10, The Gateway, Stowmarket, Suffolk IP11 1JL
Tel: 01502 344444
Fax: 01502 344444
Email: info@rj-engineering.co.uk
Website: www.rj-engineering.co.uk

Scale	Drawn	Date
AS SHOWN @ A1	KRT	FEBRUARY 2021
Project Manager	Checked	Approved
M. GEORGE	CU	MDG
Status	Project Description	Project No.
P	SUITABLE FOR A1 ROADWAY	60417
Project	Author	Rev
60417	RJL	NA
	DR	C
	0150	PD5

DO NOT-ALF

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED REQUIREMENTS TO, AND THE TERMS AND CONDITIONS OF, THE CONTRACT. IN THE CASE OF DISCREPANCIES BETWEEN DRAWINGS, REFER TO THE FOLLOWING FOR CLARIFICATION:
2. ALL PROPOSED HIGHWAY WORKS TO BE IN ACCORDANCE WITH MINNESOTA COUNTY HIGHWAY SPECIFICATIONS AND THE WORKS SHALL BE CAREFULLY TO THEIR FULL SATISFACTION.
3. THE CONTRACTOR SHALL BEFORE COMMENCING THE WORKS, VERIFY ALL SITES AND SETTINGS OF THE PROPOSED WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRUE AND ACCURATE LOCATION OF THE WORKS AND FOR THE DETERMINATION OF THE POSITION, ELEVATION, CONDUCTIONS, AND ALIGNMENT OF ALL PARTS OF THE WORKS.
4. THE CONTRACTOR SHALL BEFORE COMMENCING THE WORKS, OBTAIN A FULL SURVEY OF THE EXISTING PROPOSED DRAINAGE NETWORK AND REPORT THE RESULTS TO THE ENGINEER TO ALLOW CONFIRMATION OF PROPOSED DRAINAGE MODIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND IDENTIFYING ALL EXISTING UTILITIES AFFECTED BY THE WORKS.
6. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PIPES (ESPECIALLY SMALL-LOW PIPES) AND THEIR ROOTS FREE FROM BLOCKAGES BY LOADS AND CONSTRUCTION PLAYS.
7. ANY UNIDENTIFIED HAZARDS DISCOVERED DURING THE PROGRESS OF WORKS ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
8. ALL EXISTING UTILITIES ARE TO BE IN ACCORDANCE WITH THE EXISTING DESIGN AND GENERAL DIRECTIONS ONLY.
9. SEE DRAWING SET FOR ALL NECESSARY INFORMATION FOR GENERAL ARRANGEMENT.
10. SEE DRAWING SET FOR ALL NECESSARY INFORMATION ABOUT DESIGN AND ROAD MARKINGS.

[illegible]

PO2	23.02.21	UPDATED TO 5.0M STAGGERED TOWCAN CROSSING	KRT	MD
F01	26.02.21	ISSUED FOR APPROVAL	KRT	CL
REV	DATE	DESCRIPTION	DRAWN	CHECKED

REVISIONS

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Employer immediately.



Project


MILL LANE,
STOWMARKET, SUFFOLK

Tina

ROUNDBOUT HORIZONTAL & VERTICAL SETTING OUT DETAILS

Client

GATEWAY 14 LTD



Richard Jackson

Engineering Consultants

817 The Grange, Golders, Herts, HA5 2JQ
 Tel: 01494 684 396 Fax: 01494 684 398 Email: info@rjc.co.uk
 Unit 14/15, 1st Floor, Brook Chalfont, Chalfont St Giles, Bucks HP8 4NR
 Tel: 01296 331 741 Fax: 01296 331 742 Email: info@rjc.co.uk
 The Moorings, Boreham, Essex, S10 2NR
 Tel: 01706 351 741 Fax: 01706 351 742 Email: info@rjc.co.uk
 E-mail Address: info@rjc.co.uk Website: www.rjc.co.uk

Local
AS 57 CEM 01

Project Manager
M. GENDEN

Status
P

DRAW
Kran
(Chalk)

Client
L

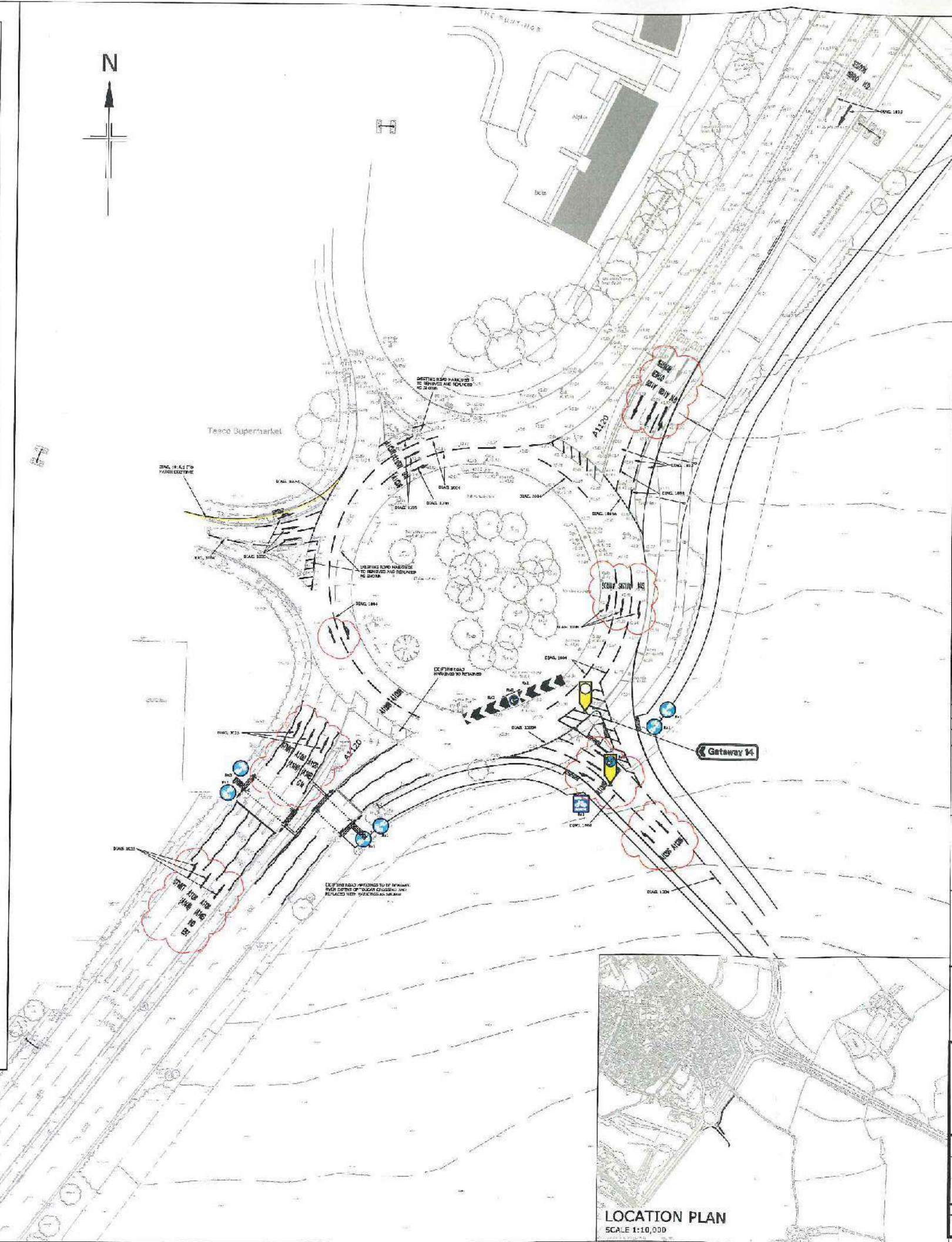
Subsidiary Description
SUITABLE FOR APPROVAL

Date
FEBRUARY 2012

Approved
HJS

RJC Project No.:
6041/1

Project	Project No.	Area	Use	Type	Notes	Number	Revision
6041/1	RJC LAM	SWAY	DR	C	0151	2402	



NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL BEST AVAILABLE INFORMATION, INCLUDING BUT NOT LIMITED TO, PRELIMINARY DRAWINGS, IN THE CASE OF DISCREPANCIES BETWEEN DRAWINGS REFER TO THE LATEST FOR CLARIFICATION.

2. ALL ADJACENT HIGHWAY WORKS TO BE IN ACCORDANCE WITH SURVIL COUNTY COUNCIL HIGHWAY SECTION 10.5 AND THE WORKS SHALL BE CARRIED OUT TO THEIR FULL EXTENT/LENGTH.

3. THE CONTRACTOR SHALL, BEFORE COMMENCING THE WORKS, NOTIFY ALL SURVIL COUNTY COUNCIL EMPLOYEES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRUE AND PROPER SETTING OUT OF THE WORKS AND FOR THE CORRECTNESS OF THE POSITION, LEVELS, DIRECTION, AND ALIGNMENT OF ALL PARTS OF THE WORKS.

4. THE CONTRACTOR SHALL, BEFORE COMMENCING THE WORKS, NOTIFY ALL PUBLIC UTILITIES OF THE PROPOSED HIGHWAY WORKS AND REPORT THE RESULTS TO THE ENGINEER TO ALLOW CORRECTIONS TO BE MADE BEFORE FINAL MODIFICATION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOCATIONS AND PROTECTING ALL EXISTING SERVICES AFFICED BY THE WORKS.

6. THE CONTRACTOR IS TO PROTECT EXISTING AND ADJACENT PROPERTY (INCLUDING SHEDS, PLOTS AND TREE TOPS) FROM DAMAGE DURING THE WORKS AND CONSTRUCTION PLANT.

7. ANY UNIDENTIFIED "Hazardous Material" DETECTED DURING THE PROGRESS OF THE WORKS ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER.

8. ALL ROAD SIGNS AND MARKINGS TO BE IN ACCORDANCE WITH THE TRAFFIC SIGNS AND LINES (DIRECTION) 2016.

9. SEE DRAWING NO: 7-11-18-18-18-03-032 FOR ROADWAY SETTING OUT DETAILS.


10. SEE DRAWING NO: 7-11-18-18-18-03-032 FOR ROADWAY SIGNS AND ROAD MARKINGS.

P05	21.10.21	DRAWING AMENDED TO SEC AND ROAD SAWY A.DIT COMMENTS	Y.B.	M.G.
P01	26.08.21	DRAWING AMENDED TO SEC COMMENTS	NB	MG
P03	02.16.21	ILLUMINATION CLARIFIED FOR RST TO CONFIRM REQUIREMENT GIVEN ON CO. DRAWING	NT	MG
P02	23.3.21	UPDATED TO SHOW STATIONING TO JOAN DROSGING	RT	MG
P01	26.02.21	SEC'D FOR APPROVAL	KRI	CAL
REV	DATE	DESCRIPTION	DESIGN	CHECK

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.



Project	
MILL LANE, STOWMARKET, SUFFOLK	
Title	
ROUNABOUT ROAD SIGNS AND MARKING	
Client	
GATEWAY 14 LTD	



Richard Jackson

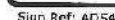
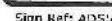
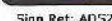
Engineering Consultants

#1 The Gravelly, Colchester, Essex CO4 9JG
 Tel: 0206 234 9696 Fax: 0206 234 9697
 41-49, The Arkwright Tower, 7, Abchurch Lane, London, EC4N 3DF
 41-49, The Arkwright Tower, 7, Abchurch Lane, London, EC4N 3DF
 41-49, The Arkwright Tower, 7, Abchurch Lane, London, EC4N 3DF
 The Arkwright Tower, 7, Abchurch Lane, London, EC4N 3DF
 The Arkwright Tower, 7, Abchurch Lane, London, EC4N 3DF
 Email: info@rjc.co.uk Website: <http://www.rjc.co.uk>

Scale	Drawn	Date					
AS SHOWN IN A3	K/WT	FEBRUARY 2021					
Project Manager	Checked	Approved					
M. REIDDES	CJJ3	M/G					
Status: P	Suitability Description:	3.1. Project No.:					
	SUITABLE FOR A TYPICAL	60417					
infest	infestation	type	use	no	number	revision	
60417	RJL	NA	NA	DR	C	0152	P05

GENERAL ARRANGEMENT
SCALE 1:500

LOCATION PLAN
SCALE 1:10,000



1. THE WORKMAN IS TO REMAIN IN CONTACT WITH ALL RELATED
THICK LINES IN ORDER TO MAINTAIN HIS CONTINUOUS MOVEMENTS IN
THE CASE OF JAR-BREAKERS BEING REQUIRED IN ORDER TO
CLASSIFICATION.

2. ALL KNIFE-TIP HIGHWAY WORK SHALL BE ACCOMPANIED WITH SUFFICIENT
CRANEY COUNCIL AND HIGH-WAY SPECIFICATION LINES AND THE WORKER SHALL BE
CARRIED OUT WITH THE FOLLOWING INFORMATION:

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORKER, VERIFY ALL
SITE AND SETTING OUT DIMENSIONS. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR THE HAVING AND PROVIDING THE TRUCKS AND
FOR CONSIDERING THE POSITION, THE POSITION, THE POSITION, AND
ALIGNMENT OF ALL PARTS OF THE T-F WORKS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORKER'S INDEPENDENT
FULL SURVEY OF THE SITE IN THE HIGH-WAY DRAINAGE NETWORK, AND REPORT
THE RESULTS TO THE ENGINEER TO ALLOW CONSIDERATION OF PROPOSED
DRAINAGE MODIFICATIONS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCALISING AND
PROTECTING ALL EXISTING SERVICES AFFECTED BY THE WORK.

6. THE CONTRACTOR IS TO MAINTAIN EXISTING BURIED PIPES (PARTICULARLY
WATER AND GAS) AND TO BE RESPONSIBLE FOR THE PROTECTION OF LOADS AND
CONSTRUCTION PLANT.

7. ANY UNIDENTIFIED HAZARDS DISCOVERED DURING THE PROGRESS OF
WORKS ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER.

8. ALL ROAD WORKS AND PARKINGS TO BE ESTABLISHED WITH THE
TRAFFIC SIGNS AND GENERAL DIRECTIONS ETC.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORKER'S SETTING
OUT DETAILS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORKER'S SETTING
OUT DETAILS.

FOLLOWING SUTTER COUNTY COUNCIL AGREEMENT TO SIGN FACE LAYOUTS: THE CONTRACTOR SHALL ALLOW FOR OBTAINING FINAL SIGN PLATE DESIGNS AND SIZES FROM THEIR SUPPLIER TO ALLOW CONFIRMATION OF POST AND FOUNDATION DESIGNS.

[illegible]

This drawing is to be used in conjunction with all other engineer's drawings and all other project information. Any discrepancy between the engineer's drawings and other project information is to be reported to the engineer immediately.



Project
MILL LANE,
STOWMARKET, SUFFOLK

ROUNDBOUT MODIFICATIONS TO ADVANCED DIRECTIONAL SIGNS

Client
GATEWAY 14 LTD



Richard Jackson
Engineering Consultants

647 The Classroom, Porthcerry, Llanelli, Carmarthen, SA11 2JQ
Unit 1906, 4th Floor, Adelphi Tower, 2 Leaden Street, London, EC3A 3LE
9 Queens Road, Mill Court, Great Marlborough, London EC2M 3LD
9 The Old Church, 3, New Market House, Newcastle, Northumbria, NE1 1SP
The Valenceway, 60/60A Mill Lane, Slough, Berkshire, SL1 3JH
2141 Address: London, EC3A 3LE

Tel: 01262 298000
Tel: 020 7648 9951
Tel: 01753 712704
Tel: 01202 323218
Tel: 01262 233070

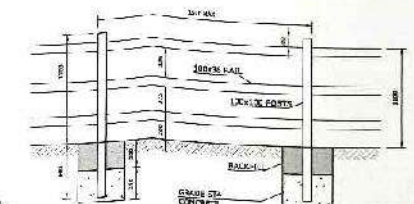
Scale	Drawn	Date
AS SHOWN IS A1	KAT	FEBRUARY 2021
Project Manager	Checked	Approved

M. GEDDES	CU	MTG
Status P	Availability Description SUITABLE FOR APPROVAL	ROL Project No : 60417

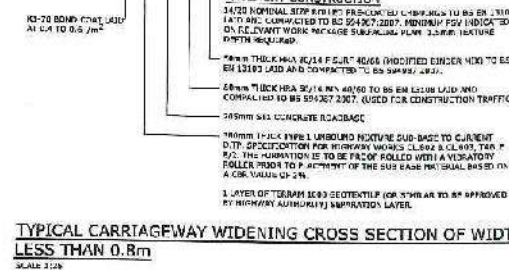
part no.	revision	20%	lead	type	size	quantity	notes
60417	RJL	NA	NA	DR	C	0153	P04

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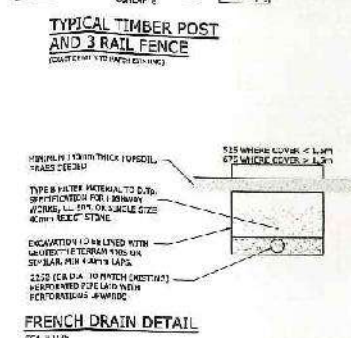
GENERAL ARRANGEMENT
SCALE 1:1000



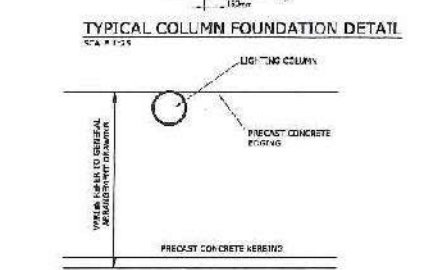
TYPICAL CARRIAGEWAY WIDENING CROSS SECTION OF WIDTH GREATER THAN 0.8m



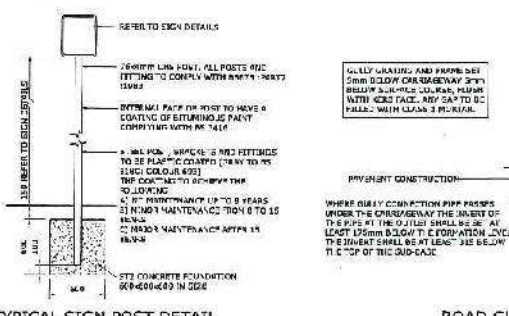
**TYPICAL CARRIAGEWAY WIDENING CROSS SECTION OF WIDTH
LESS THAN 0.8m**
SCALE 3:20



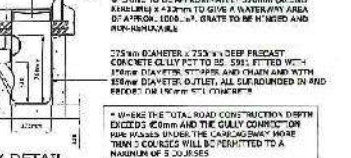
FRENCH DRAIN DETAIL



TYPICAL LIGHTING COLUMN POSITION
FOR FOOTWAY
SCALE 1:25



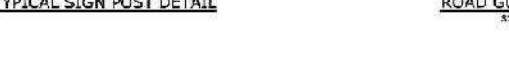
TYPICAL SIGN POST DET.



ROAD GULLY DETAIL



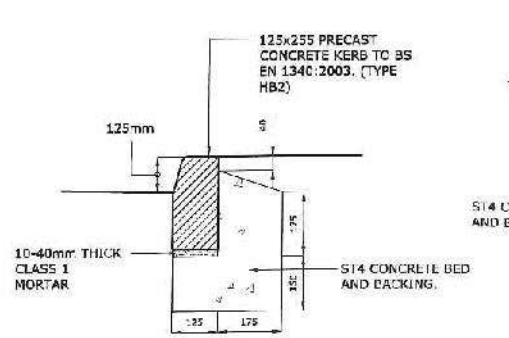
TYPICAL LIGHTING COLUMN POSITION
FOR FOOTWAY
SCALE 1:25



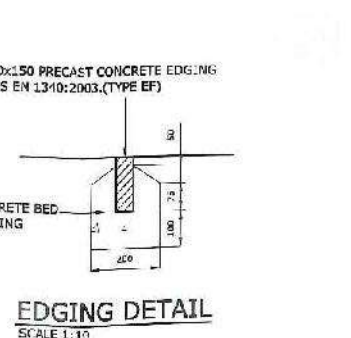
TYPICAL SIGN POST DET.



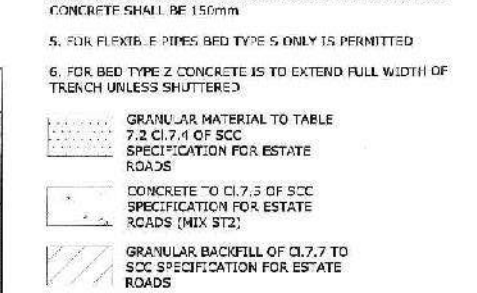
DETAIL



KED



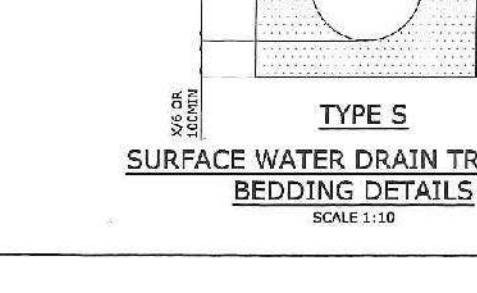
EDGING DETAIL
SCALE 1:10



SURFACE WATER DRAIN TRENCH & BEDDING DETAILS

KED

EDGING DETAIL
SCALE 1:10



SURFACE WATER DRAIN TRENCH & BEDDING DETAILS

KED

EDGING DETAIL
SCALE 1:10

P02	25.02.22	Road construction awarded	A.A. V.G.
P04	21.10.21	57th EDC / Cycleway construction awarded	A.H. V.G.
P03	20.08.21	Footpath and cycleway construction awarded to see comments	A.H. MG
P02	25.06.21	Note added regarding two lengths of dropper wires to be used for the transition at crossing points	+RT MJG
P01	26.02.21	Issued for approval	+RT CJG
REV	DATE	DESCRIPTION	DRAWN / CHK

P02	25.02.22	Road Construction Awarded	K.A.	K.G.
P04	21.10.21	SE/110C / CYCLEWAY CONSTRUCTION AWARD	A.N.	K.G.
P03	20.08.21	FOOTPATH AND CYCLEWAY CONSTRUCTION AWARD TO SEC COMPANIES	A.H.	M.G.
P02	23.06.21	NOTE ADDED REGARDING TWO LENGTHS OF CHOPPER WIPERS TO BE USED TO "E" THE TRANSITION AT CROSSING POINTS	+RT	W.G.
P01	28.06.21	ISSUED FOR APPROVAL	+RT	C.J.
S/N	DATE	DESCRIPTION	DRIVEN	CHIN

REVISIONS:

This drawing is to be read in conjunction with a Fellow Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.



Project
MILL LANE,
STOWMARKET, SUFFOLK

Title

ROUNDAABOUT S278 ADOPTABLE
HIGHWAY CONSTRUCTION
DETAILS

Client: **GATEWAY 14 LTD**

GATEWAY 14 LID

Richard Jackson
Engineering Consultants

817 The Crescent, Colchester, Essex CO4 9DT
 Unit C40, 8th Floor, Adelphi Tower, 4 Leman Street, London, E1 6FA
 5 Queens House, Hill Street, Great Shefford, Bedfordshire MK44 2LP
 14a Old Church, 26 Highgate Road, Newcastle, Northumbria NE4 1JZ

Tel: 02126 279600
 Tel: 01440 84411
 Tel: 0223 311294
 Tel: 0208 666111

No. Whisthouse, Danda Hill, Shikamara, 5800040thipha 2110 087
 Tel: 011-11-232049 0
 Fax: 011-11-232049 0
 E-mail Address: aia102@aia.com
 Web Site: <http://www.aia.com>

Scale	Person	Date
AS 5-07WN @ A1	KRI	FEBRUARY 27 201

Project Manager M. GEEDDES	Checked CJ	Approved HIT
Status P	Subobj lly Description SUTTS-Procurement	RJI Project No : RJI/08/07

SUITABLE FOR APPROVAL						60417	
project	original	date	year	type	relg	number	reason
60417	RJL	NA	NA	DR	C	0154	P05

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DO NOT SCALE



F15

F14

F13

F12

GATEWAY BOULEVARD

NOTE: NEW LIGHTING COLUMNS TO BE INSTALLED WITHIN THE FRONT OF THE NEW FOOTWAY.

EXTENT OF ON SITE WORKS

F11

F10

S2

S3

S1

S4

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S12

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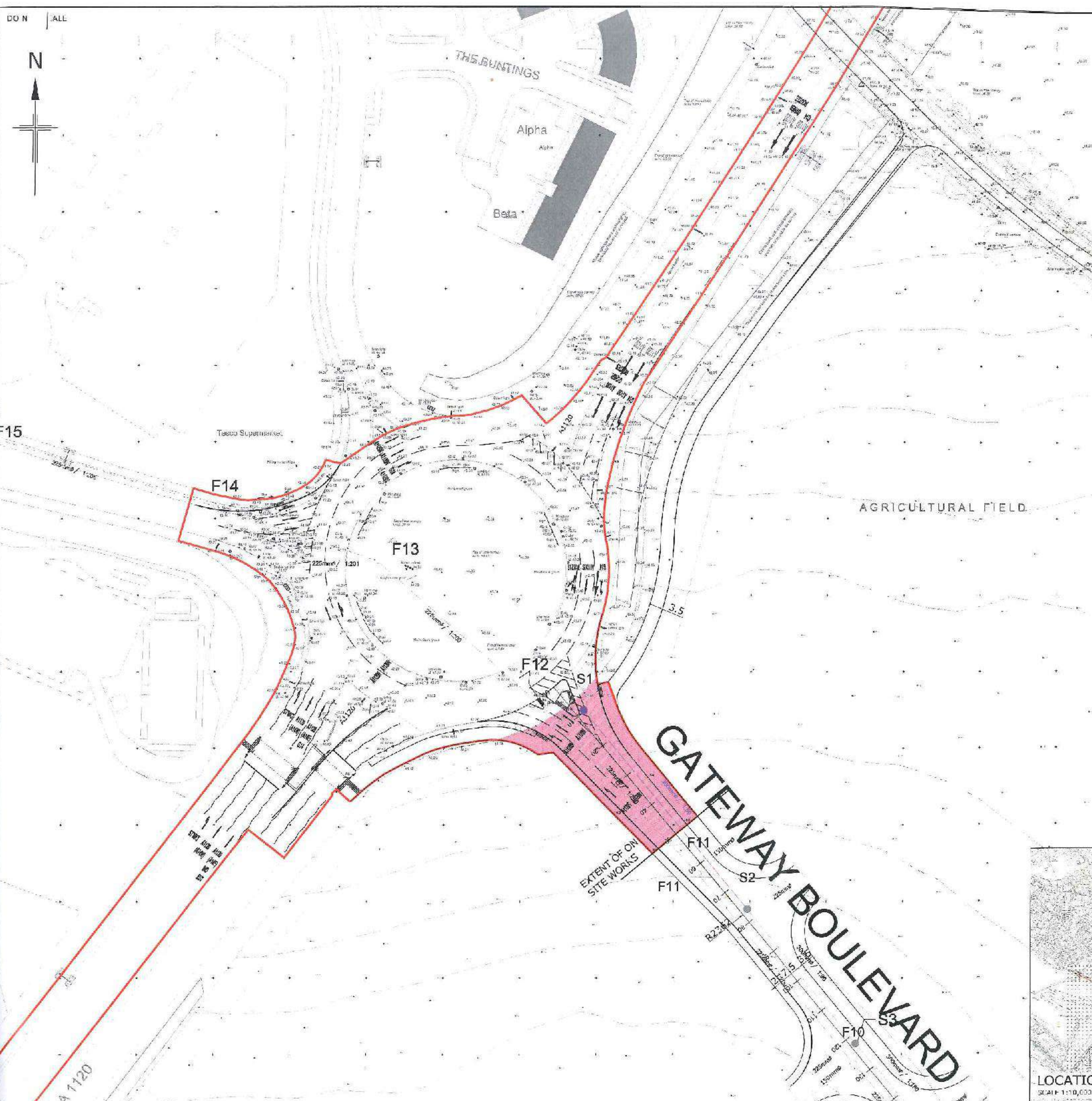
S352

S353

S354

S355

DO NOT SCALE



NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED RICHARD JACKSON LTD. ARCHITECTS & SUB-CONTRACTORS DRAWINGS, IN THE CASE OF DISCREPANCIES BETWEEN DRAWINGS REFER TO THE LATEST DATED DRAWING.
2. ALL ADJACENT HIGHWAY WORKS TO BE IN ACCORDANCE WITH SUFTO & COUNTY COUNCIL HIGHWAY SPECIFICATIONS AND THE WORKS SHALL BE MARKED OUT TO THEIR FULL SATISFACTION.
3. THE CONTRACTOR SHALL, BEFORE COMMENCING THE WORKS, VERIFY ALL SITE AND SETTING OUT DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRUTH AND ACCURACY OF THE SETTING OUT AND FOR THE CORRECTNESS OF THE POSITION, LEVELS, DIMENSIONS, AND ALIGNMENT OF ALL PARTS OF THE WORKS.
4. THE CONTRACTOR SHALL, BEFORE COMMENCING THE WORKS, UNDERTAKE A FULL SURVEY OF THE EXISTING HIGHWAY DRAINAGE NETWORK AND REPORT THE RESULTS TO THE ENGINEER TO ALLOW FOR THE LIAISON OF PROPOSED DRAINAGE MODIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING SERVICES AFFECTED BY THE WORKS.
6. THE CONTRACTOR IS TO PROTECT EXISTING PUBLIC UTILITIES (NOTICABLY S-WALLS, PIPES, AND TANKS) FROM DAMAGE CAUSED BY LOADS AND CONSTRUCTION PLANT.
7. ANY UNEXPECTED HAZARDS DISCOVERED DURING THE PROGRESS OF WORKS ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
8. ALL ROAD SIGNS AND MARKINGS TO BE IN ACCORDANCE WITH THE "TRAFFIC SIGNS AND JUNCTION DIRECTIONS 2011".
9. SEE DRAWING 60417-RJL-NA-01-01 FOR ROADWORKS OUT DETAIL.
10. REF DRAWING 60417-RJL-NA-01-02-03 FOR ROADWORKS, SIGNAGE AND ROAD PAVEMENTS.
11. REFER TO STREET LIGHTING DESIGN BY OTHERS FOR DETAILS OF ALL PROPOSITIONS TO EXISTING STREET LIGHTING AND REQUIREMENTS FOR NEW COLUMNS AND BOLLARDS FOR LANE CHANGES.
12. ALL NEW ROADWORKS TO BE 100 WITH 125mm UPS AND OTHER THAN AT CROSSING POINTS.

KEY

- S278 WORKS BOUNDARY
- ADAPTABLE FOLL MARK-ROLE (BY ADAPTATION WATER)
- ADAPTABLE FOLL PIPE (BY ADAPTATION WATER)
- ADAPTABLE SURFACE WATER MANHOLE (BY HIGHWAYS UNDER 500)
- ADAPTABLE SURFACE WATER PIPE (BY HIGHWAYS UNDER 500)
- LATERAL PIPES
- PROPOSED TACTILE CROSSING (LOOK ONLY TO BE MARKED ON SITE)
- PROPOSED GULLY (LOOK ONLY TO BE MARKED ON SITE)

103	18.12.22	COLOURING AMENDED TO SCC COMMENTS	A.A.	M.S.
P02	21.12.21	COLOURING AMENDED TO SCC COMMENTS	V.R.	A.T.
REV	DATE	DESCRIPTION	DRAWN	CHKD

REVISIONS

This drawing is to be read in conjunction with all other drawings and shall not be used in isolation. Any changes or amendments to this drawing shall be made in accordance with the project brief and shall be approved by the client.



Project:
MILL LANE, STOWMARKET, SUFTOLK

ROUNDABOUT S278
LAND DEDICATION PLAN

Client:
GATEWAY 14 LTD

Richard Jackson Engineering Consultants

Scale: 1:10,000
Drawn: NCB
Checked: MZ
Approved: MZ

Project No: 60417
Project Name: SUFTOLK FOR APPROVAL

60417	RJL	NA	NA	DR	C	0156	P03
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N

EVARD



LOCATION PLAN NIS

KEY:

-  SITE BOUNDARY
-  FORWARD VISIBILITY SPAY
-  REVERSE VISIBILITY SPAY
-  ADDITABLE POOL (MANUALLY REFINISHED)
-  ADDITABLE POOL (PIPE REFINISHED)
-  ADDITABLE IF SURFACE WATER CAN OIL (REFINISHED)
-  ADDITABLE SURFACE WATER (REFINISHED)
-  LATHEAL PIPER



-  PROPOSED TAPES CROSSING (ROADS TO BE TAPED OUT)
-  PROPOSED HEADWALL
-  PROPOSED GULLY (MANUALLY REFINISHED)
-  PROPOSED GULLY (PIPE REFINISHED)
-  ASPHALT COURTPAVING



P06	16/04/22	COLD RING AMENDED	SA	N
P05	21/10/22	COLD RING AMENDED	SA	N
P24	31/01/22	S278 BOUNDARY SHOW	NB	N
P23	02/1/21	COLD RING AMENDED	NB	N
P22	29/08/21	W.L. LAKE RE IN AMENDED	NB	N
REV	DATE	DESCRIPTION		DRAWN BY

REVISION 5	
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This drawing is to be read in conjunction with all other Engineer's drawings and a letter project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer in writing.



Project

MILL LANE,
STOWMARKET, SUFFOLK

TIME	
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MILL LANE
S278 ADOPTION PLAN

Eligible

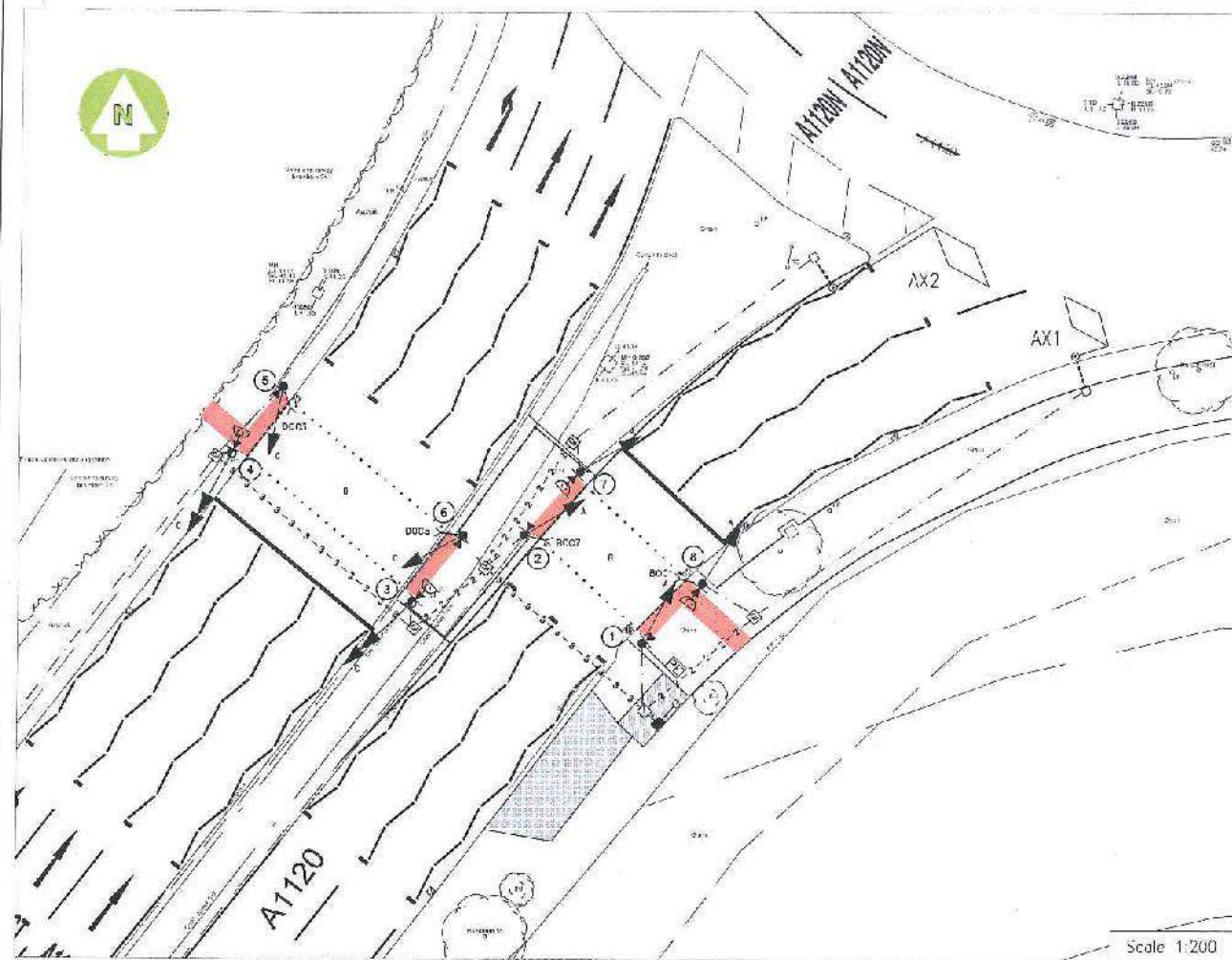
GATEWAY 14 LTD



147 The Crescent, Colchester, Essex CO4 3HQ	TEL: 01206 206850
148 609K, Sir John, Andrew Street, London, E1 8JS	TEL: 020 7496 4429
149 6m HX24, 141 Quay, Great Oulton, Cambs CB22 5LP	TEL: 01223 741734
4 m 218 Church St, Matthews Road, South, Huddersfield, W. Yorks	TEL: 01484 222442
The Wheelhouse, Bank 111, Southport, Lancashire L35 9LE	TEL: 0151 72 320173

Email: info@hobbycity.co.uk

Scale 1:200 @ A/L						Drawn V.E.		Date AUGUST 2021	
Project Manager M.G.						Checked N.G.		Approved N.G.	
Status P	Suitability Description SUITABLE FOR APPROVAL							P.L. Project No.: 60417	
project	signature	name	level	dope	role	number	revision		
60417	RJI	NA	NA	DR	C	0157	P06		



DETECTOR FUNCTIONS

STREAM NUMBER	NOVA DETECTOR NUMBER	DETECTOR LABEL	PHASE(S) DEMAND	PHASE(S) EXTENDED	ALL RED EXTEND
1	1	AX1	A	A	-
1	2	AX2	A	A	-
1	-	UPB1	F	-	-
1	-	BPB2	F	-	-
1	-	BPB7	D	-	-
1	-	BPB8	D	-	-
1	-	DOC2	-	-	B
1	-	DOC8	-	-	B
2	1	CIN35	-	C	-
2	2	CIN36	-	C	-
2	3	CIN37	-	C	-
2	4	CIN38	-	C	-
2	5	CIN39	-	C	-
2	6	CIN38	-	C	-
2	-	CIN37	D	-	-
2	-	DOC4	D	-	-
2	-	DPB5	D	-	-
2	-	DPB6	D	-	-
2	-	DOC5	-	-	D
2	-	DOC6	-	-	D

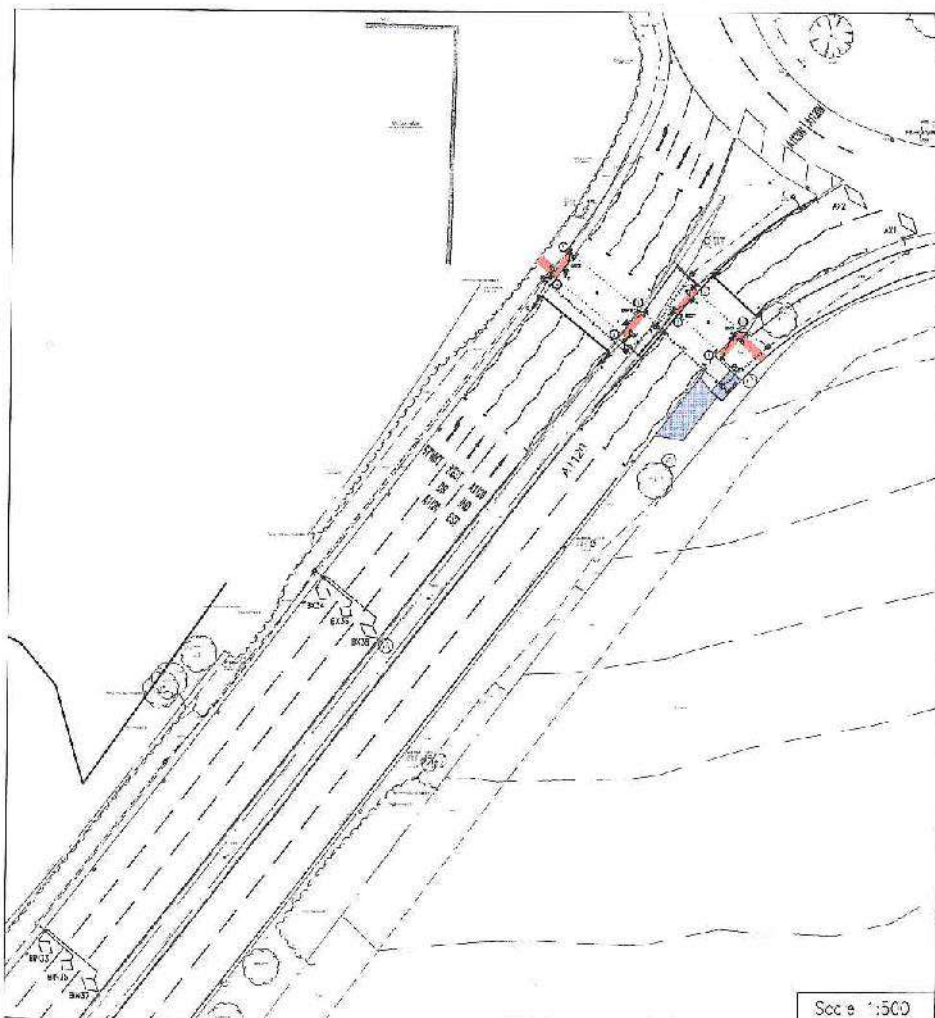
NOTES:
Demand on BPB's sent to stream 1 NOVA det 3
Demand on DPB's sent to stream 2 NOVA det 7

NOTES

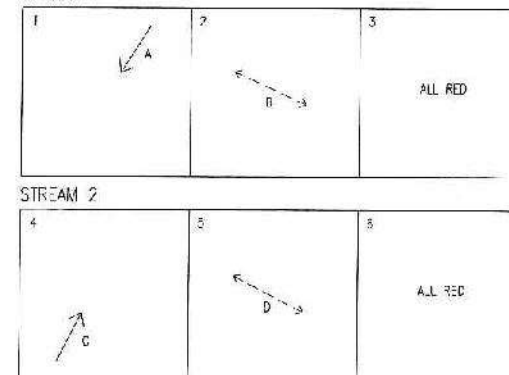
1. Controller to be ELV.
2. All signal heads to be LED.
3. Stop lines to be located a minimum of 5m from the pedestrian crossing studs.
4. Crossing studs are to be stainless steel non-slip type.
5. Stop lines to be 200mm wide.
6. All push button units to be fitted with tactile rotating cores.
7. The angle of rotation for all push button units to be agreed with the engineer on site.
8. All poles to have low level access and termination.
9. All poles to be installed with NAL RS115 pole retention sockets.
10. All poles to be offset 0.8m from the kerb face and 0.4m from tactile paving.
11. The accuracy of this drawing cannot be guaranteed for the setting out of site works.
12. Electricity feeder pillar with 50mm duct between controller and feeder pillar.
13. Road surfaces to be in accordance with SCD Design Standards, meeting a PSV of 88%, for a distance of 5m from the pedestrian studs on the northward approach and from pedestrian studs in the roundabout circularity on the southward approach.
14. All signal heads and poles to have a minimum of 0.8m clearance from kerb edge.

KEY

- ▲ PRIMARY 3 ASPECT SIGNAL HEAD
- ▲▲ PRIMARY SIGNAL HEAD WITH DUPLICATE MOUNTED ABOVE
- 4" POLE
- 6" TALL POLE
- COMBINED PUSH BUTTON UNIT WITH DUPLICATED NEAR-SIDE INDICATOR
- PEDESTRIAN PUSH BUTTON
- ◀ ON CROSSING DETECTOR (DC)
- ◀ PC OFF
- TRAFFIC SIGNAL CONTROLLER
- 600 x 600 TRAFFIC SIGNAL ACCESS CHAMBER
- 600 x 450 TRAFFIC SIGNAL ACCESS CHAMBER
- 450 x 450 TRAFFIC SIGNAL ACCESS CHAMBER
- IN CARRIAGEWAY LOOP JUNCTION
- DETECTOR LOOPS
- PEDESTRIAN STUDS
- DROP KERB
- 50mm BLACK ELECTRICITY CABLE DUCT
- 1 No. 100mm ORANGE CABLE DUCT
- 2 No. 100mm ORANGE CABLE DUCT
- 3 No. 100mm ORANGE CABLE DUCT
- 4 No. 100mm ORANGE CABLE DUCT
- 50mm ORANGE CABLE DUCT
- ELECTRICITY SUPPLY FEEDER PILLAR
- RED TACTILE PAVING
- CONTROLLER AND STAND
- GRASSPOTTE VEHICLE MAINTENANCE BAY



PHASING AND STAGING DIAGRAM



DETECTOR LOOP SCHEDULE

DETECTOR LABEL	DISTANCE FROM STOP LINE	SHAPE DWD AMEND	DIMENSIONS OF LOOP		
			Length of Loop	Distance to kerb/line marking	Distance to kerb/line marking
AX1	25	D	1.7	0.4	0.8
AX2	21	D	1.7	0.8	0.4
CIN35	111	D	1.7	0.4	0.8
CIN36	50	D	1.7	0.4	0.8
CIN37	111	D	1.7	0.8	0.8
CIN38	50	D	1.7	0.8	0.8
CIN39	111	D	1.7	0.8	0.8
CIN40	50	D	1.7	0.8	0.8

TOUCAN TIMINGS FOR STREAMS 1 AND 2

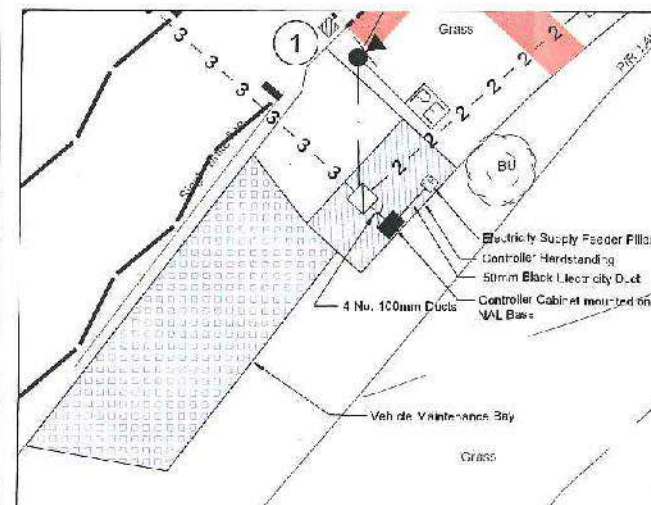
PERIOD	SIGNAL TO VEHICLE	SIGNAL TO PEDESTRIANS/CYCLISTS	STREAM 1 DURATION (SECONDS)	STREAM 2 DURATION (SECONDS)
1	GREEN	RED	7	7
2	AMBER	RED	3	3
3	RED	RED	3 GAP 3 FORCE	3 GAP 3 FORCE
4	RED	GREEN	5	6
5	RED	RED	3	3
6	RED	RED	1/2	0/10
7	RED	RED	-	-
8	RED	RED	-	-
9	RED/AMBER	RED	2	2

Notes:

On crossing extension: 2.0 s

Pedestrian comfort factor of 3 seconds has been used which can be fine tuned on site if necessary.

Timings shown have been calculated in accordance with Traffic Signs Manual Chapter 6



	INITIALS	DATE
TIMINGS CALC	CYM	18/03/20
TIMINGS CHECK	22/03	15/03/21

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILLED ON THIS DRAWING, NOTE THE FOLLOWING SIGNIFICANT RESIDUAL RISKS:-

MAINTENANCE BAY PROVIDED SOUTH WEST OF CONTROLLER.
NONE
NONE
NONE

GREEN SIGNALS
Consulting Limited

richardjackson
Engineering and Design

DUAL TOUCAN CROSSING
A1120, SOUTH OF GUN COTTION WAY
ROUNDBOULT, STOWMARKET

Drawing Number:
21011 001

Sheet Size: A1

Designed: CYM
Checked: CYM
Authorised: CYM
Date: 18/03/20

DATE: 14 MAY 2021
DUAL TOUCAN, STOWMARKET



**STREET LIGHTING
DESIGN
APPROVED
BY SUFFOLK COUNTY
COUNCIL'S
STREET LIGHTING
DEPARTMENT**

SIGNED: NEIL D. EVANS
DATE: 24th June 2021

APPROVAL FOR THE SUFFOLK COUNTY COUNCIL'S STREET LIGHTING DEPARTMENT

EXISTING 10mm² 3 CORE XLPE/PVC/SWA/PVC PRIVATE CABLE SERVICE BETWEEN FEEDER PILLAR 216 AND LIGHTING COLUMN / ILLUMINATED SIGN NUMBERS 208, 1273, 1087, 1276 & 206 TO BE REPLACED IN ITS ENTIRETY TO AVOID ANY FUTURE CABLE JOINTS UNDER HIGHWAY AND TO INCLUDE NEW COLUMNS LP1 & LP2. THE INTEGRITY OF EXISTING STREET LIGHTING CABLE NETWORK TO BE MAINTAINED AT ALL TIMES.

EXISTING 10mm² 3 CORE XLPE/PVC/SWA/PVC PRIVATE CABLE SERVICE BETWEEN FEEDER PILLAR 216 AND LIGHTING COLUMN NUMBERS 209, 207, 205, 204, 203, 202 & 201 TO BE REPLACED IN ITS ENTIRETY TO AVOID ANY FUTURE CABLE JOINTS UNDER HIGHWAY. INTEGRITY OF EXISTING STREET LIGHTING CABLE NETWORK TO BE MAINTAINED AT ALL TIMES.

NOTE: NEW LIGHTING COLUMNS TO BE INSTALLED WITHIN THE FRONT OF THE NEW FOOTWAY.

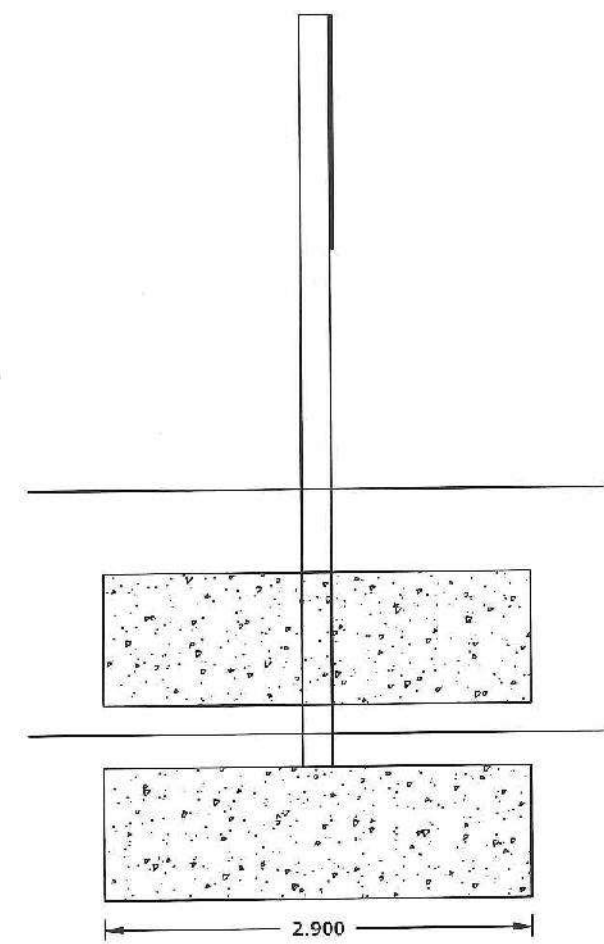
NOTE: DUE TO LACK OF ACCURATE CABLE RECORDS FOR THIS ENTIRE AREA IT IS STRONGLY RECOMMENDED THAT CABLE LOCATION / AVOIDANCE TOOLS ARE USED BEFORE ANY EXCAVATION WORKS TAKE PLACE AND ANY EXCAVATION SHOULD BE CARRIED OUT CAREFULLY AND BY HAND IF NECESSARY.

STREET LIGHTING LEGEND:-

- EXISTING SUFFOLK COUNTY COUNCIL LIGHTING COLUMN TO REMAIN
- EXISTING 10mm² 3 CORE XLPE/PVC/SWA/PVC PRIVATE CABLE SERVICE BETWEEN FEEDER PILLAR 216 AND LIGHTING COLUMN / ILLUMINATED SIGN NUMBERS 208, 1273, 1087, 1276 & 206 TO BE REPLACED IN ITS ENTIRETY TO AVOID ANY FUTURE CABLE JOINTS UNDER HIGHWAY AND TO INCLUDE NEW COLUMNS LP1 & LP2. THE INTEGRITY OF EXISTING STREET LIGHTING CABLE NETWORK TO BE MAINTAINED AT ALL TIMES.
- SUPPLY AND INSTALL NEW 10mm² 3 CORE XLPE/PVC/SWA/PVC PRIVATE CABLE SERVICE BETWEEN FEEDER PILLAR 216 AND LIGHTING COLUMN NUMBERS 209, 207, 205, 204, 203, 202 & 201 TO BE REPLACED IN ITS ENTIRETY TO AVOID ANY FUTURE CABLE JOINTS UNDER HIGHWAY. INTEGRITY OF EXISTING STREET LIGHTING CABLE NETWORK TO BE MAINTAINED AT ALL TIMES.
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STREET LIGHTING NOTES:-

1. NEW STREET LIGHTING COLUMNS ARE TO BE INSTALLED WITHIN THE FRONT OF THE NEW FOOTWAY AND NOT IN THE FRONT OF THE EXISTING FOOTWAY UNLESS OTHERWISE INDICATED.
2. EXISTING 10mm² 3 CORE XLPE/PVC/SWA/PVC PRIVATE CABLE SERVICE BETWEEN FEEDER PILLAR 216 AND LIGHTING COLUMN / ILLUMINATED SIGN NUMBERS 208, 1273, 1087, 1276 & 206 TO BE REPLACED IN ITS ENTIRETY TO AVOID ANY FUTURE CABLE JOINTS UNDER HIGHWAY AND TO INCLUDE NEW COLUMNS LP1 & LP2. THE INTEGRITY OF EXISTING STREET LIGHTING CABLE NETWORK TO BE MAINTAINED AT ALL TIMES.
3. EXISTING 10mm² 3 CORE XLPE/PVC/SWA/PVC PRIVATE CABLE SERVICE BETWEEN FEEDER PILLAR 216 AND LIGHTING COLUMN NUMBERS 209, 207, 205, 204, 203, 202 & 201 TO BE REPLACED IN ITS ENTIRETY TO AVOID ANY FUTURE CABLE JOINTS UNDER HIGHWAY. INTEGRITY OF EXISTING STREET LIGHTING CABLE NETWORK TO BE MAINTAINED AT ALL TIMES.
4. ALL NEW STREET LIGHTING COLUMNS AND ILLUMINATED SIGNS ARE TO HAVE TWO STATUTORY MAINTENANCE ACCESS POINTS UNLESS OTHERWISE INDICATED.
5. ALL NEW STREET LIGHTING COLUMNS AND ILLUMINATED SIGNS ARE TO BE PLACED WITHIN THE FRONT OF THE NEW FOOTWAY AND NOT IN THE FRONT OF THE EXISTING FOOTWAY UNLESS OTHERWISE INDICATED.
6. IF ANY EXISTING CABLES ARE FOUND TO BE IN THE FRONT OF THE NEW FOOTWAY, THEY ARE TO BE RELOCATED TO THE BACK OF THE NEW FOOTWAY.
7. IF ANY EXISTING CABLES ARE FOUND TO BE IN THE FRONT OF THE NEW FOOTWAY, THEY ARE TO BE RELOCATED TO THE BACK OF THE NEW FOOTWAY.
8. IF ANY EXISTING CABLES ARE FOUND TO BE IN THE FRONT OF THE NEW FOOTWAY, THEY ARE TO BE RELOCATED TO THE BACK OF THE NEW FOOTWAY.
9. IF ANY EXISTING CABLES ARE FOUND TO BE IN THE FRONT OF THE NEW FOOTWAY, THEY ARE TO BE RELOCATED TO THE BACK OF THE NEW FOOTWAY.
10. IF ANY EXISTING CABLES ARE FOUND TO BE IN THE FRONT OF THE NEW FOOTWAY, THEY ARE TO BE RELOCATED TO THE BACK OF THE NEW FOOTWAY.

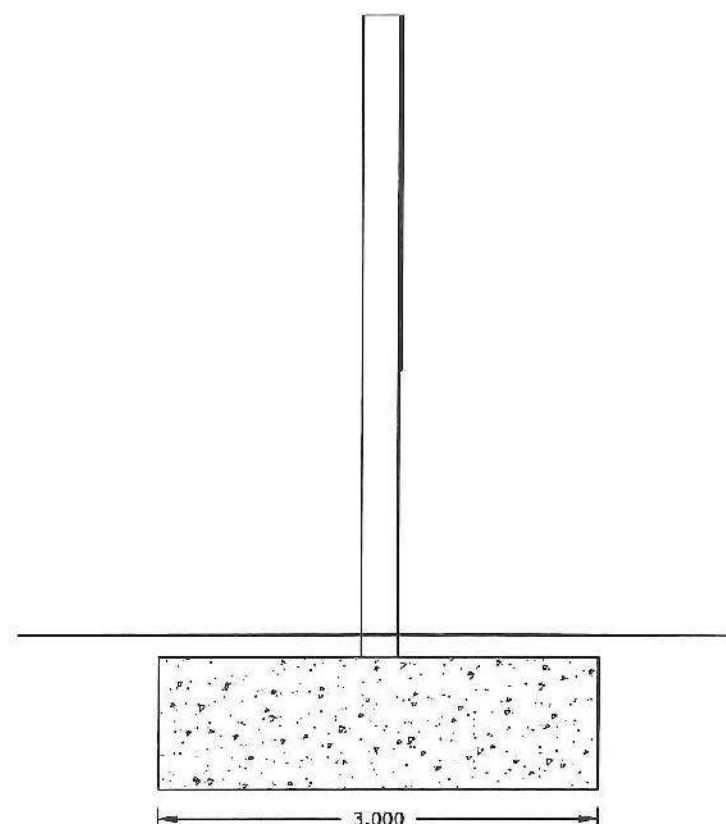
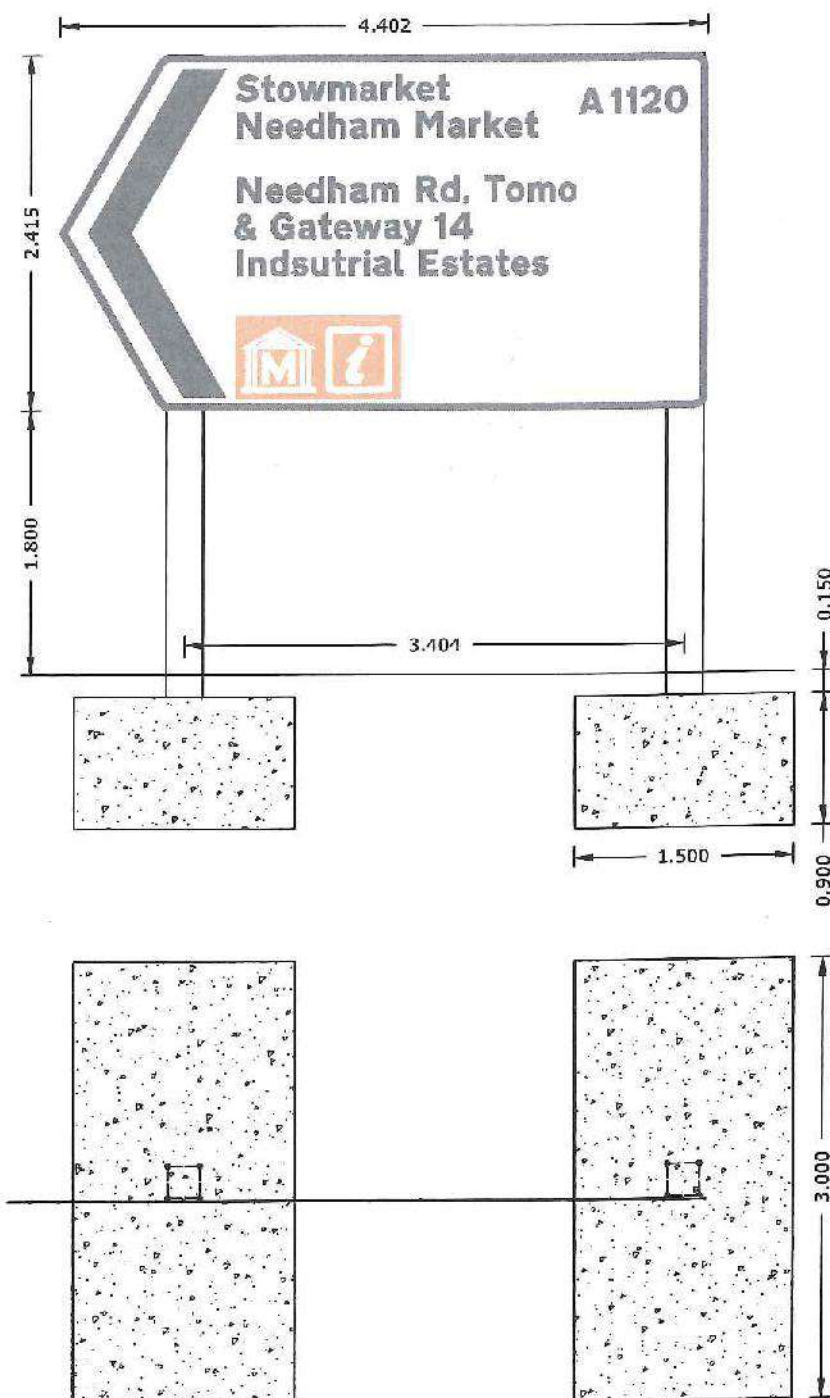


Type: Individual
Width: 1150mm
Length: 2900mm
Depth: 900mm
Volume: 6.00cu.m
Earth cover: 150mm
Blinding layer: 150mm

Drawing Status

<input type="checkbox"/> INFORMATION	<input type="checkbox"/> APPROVAL	<input type="checkbox"/> COSTING
<input type="checkbox"/> TENDER	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> AS CONSTRUCTED

DO NOT SCALE



Structural Calculation Details

Signs:

Reference: ADS2
 Proposed x-height: 125mm
 Width: 4400mm, Height: 2415mm
 Shape: Flag
 Orientation: Facing front
 Mounted on posts: 1, 2
 Mounting height: 1800mm, at post

Posts:

Quantity: 2
 Type: Lattix 4425
 Spacing: 3404mm
 Post 1 Length: 4365mm
 Post 2 Length: 4365mm

Base:

Type: Individual
 Width: 1500mm
 Length: 3000mm
 Depth: 900mm
 Volume: 8.10cu.m
 Earth cover: 150mm
 Blinding layer: 150mm

REV	DATE	DESCRIPTION	DRAWN	CHKD
REVISIONS				

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.



Project
 MILL LANE
 STOWMARKET, SUFFOLK

Title
 ADVANCED DIRECTIONAL SIGN
 REF. ADS2

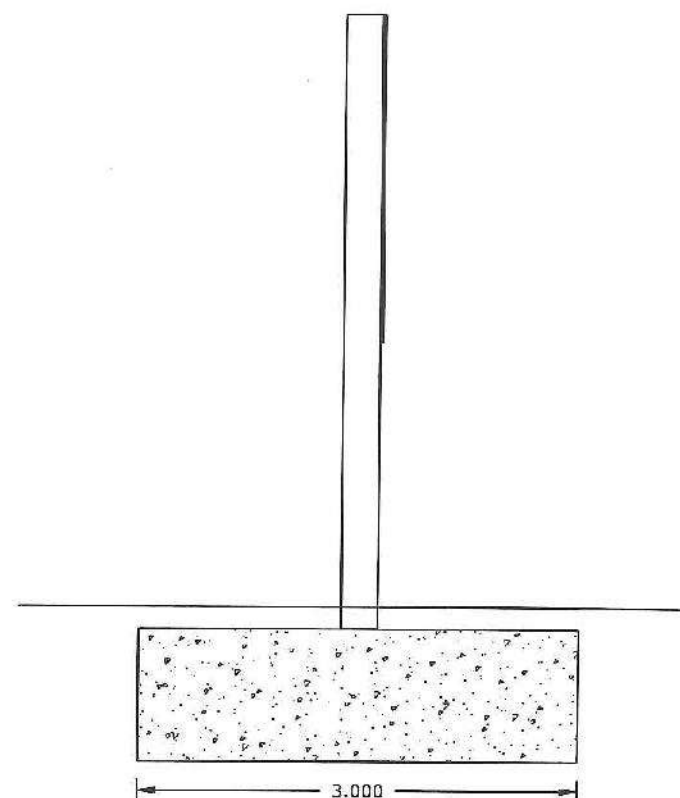
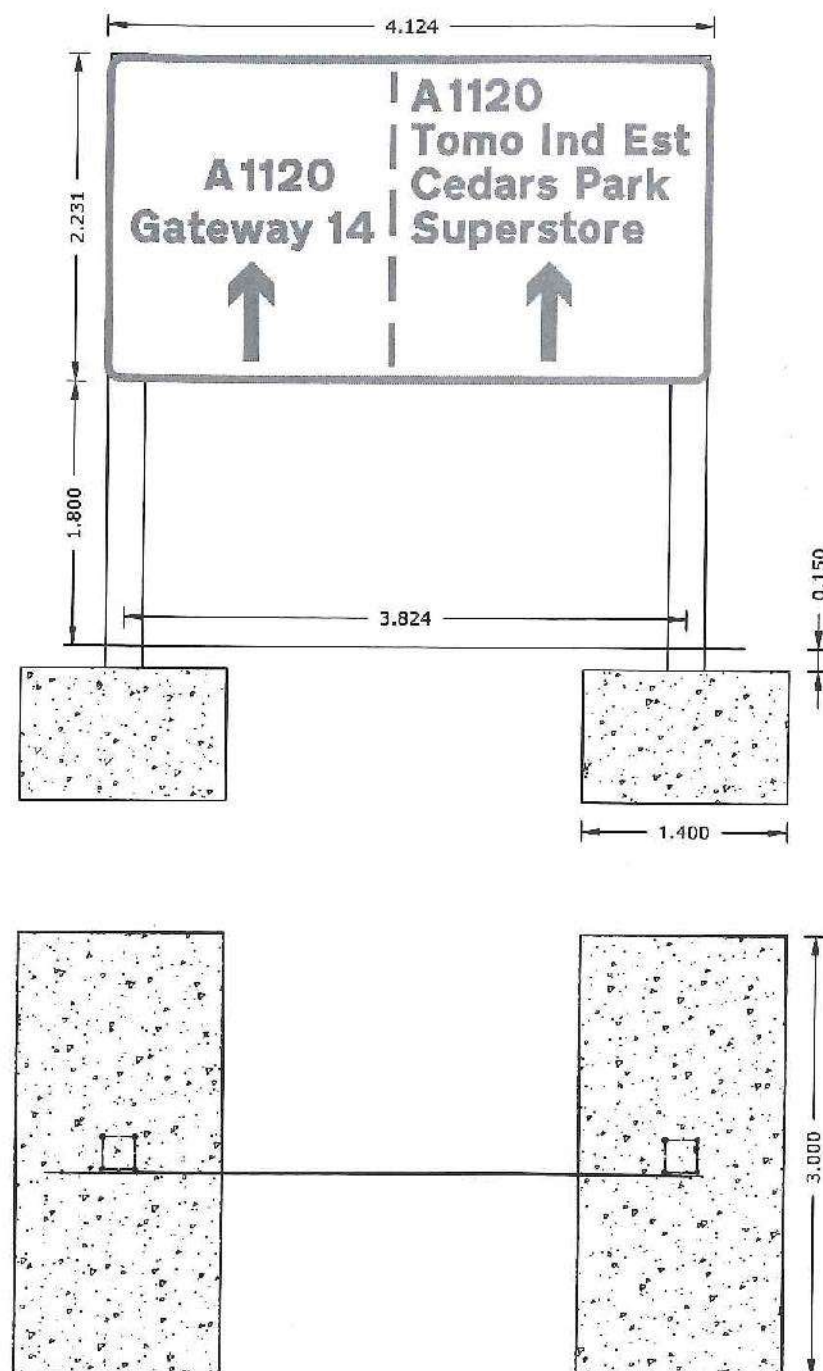
Client
 GATEWAY 14

CF

Scale	Drawn	Date
1:50	KRT	MAY 2021
Job Manager	Checked	Approved
M. GEDDES	MJG	MJG

Richard Jackson
 Engineering Consultants

847 The Crescent, Colchester, Essex CO4 9YQ Tel: 01206 226006
 Unit 10C, 30, 32A, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 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Structural Calculation Details

Signs:

Reference: ADS3
 Proposed x-height: 150mm
 Width: 4125mm, Height: 2230mm
 Shape: Rectangle
 Orientation: Facing front
 Mounted on posts: 1, 2
 Mounting height: 1800mm, at post

Posts:

Quantity: 2
 Type: Lattix 4425
 Spacing: 3824mm
 Post 1 Length: 4181mm
 Post 2 Length: 4181mm

Base:

Type: Individual
 Width: 1400mm
 Length: 3000mm
 Depth: 900mm
 Volume: 7.56cu.m
 Earth cover: 150mm
 Blinding layer: 150mm

REV	DATE	DESCRIPTION	DRAWN	CHKD
REVISIONS				

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.



Project
**MILL LANE
 STOWMARKET, SUFFOLK**

Title
**ADVANCED DIRECTIONAL SIGN
 REF. ADS3**

Client
GATEWAY 14

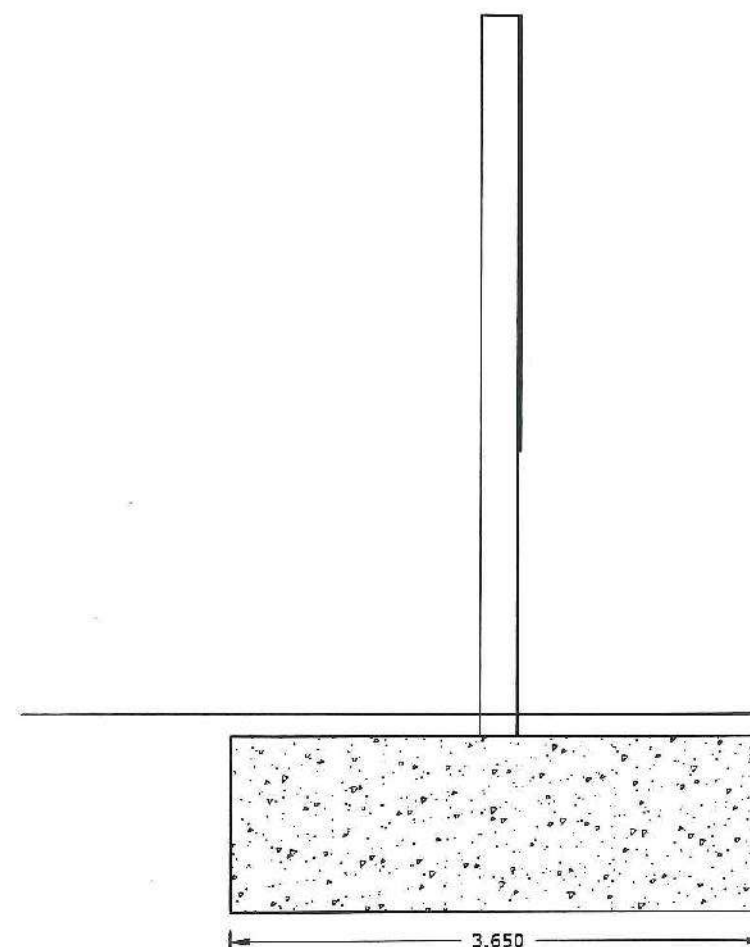
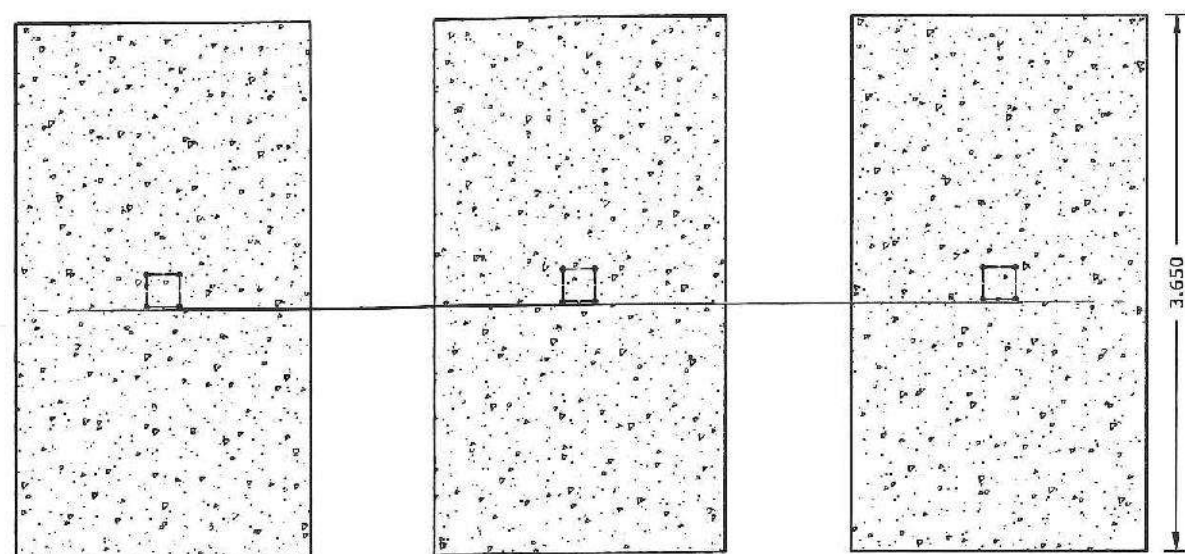
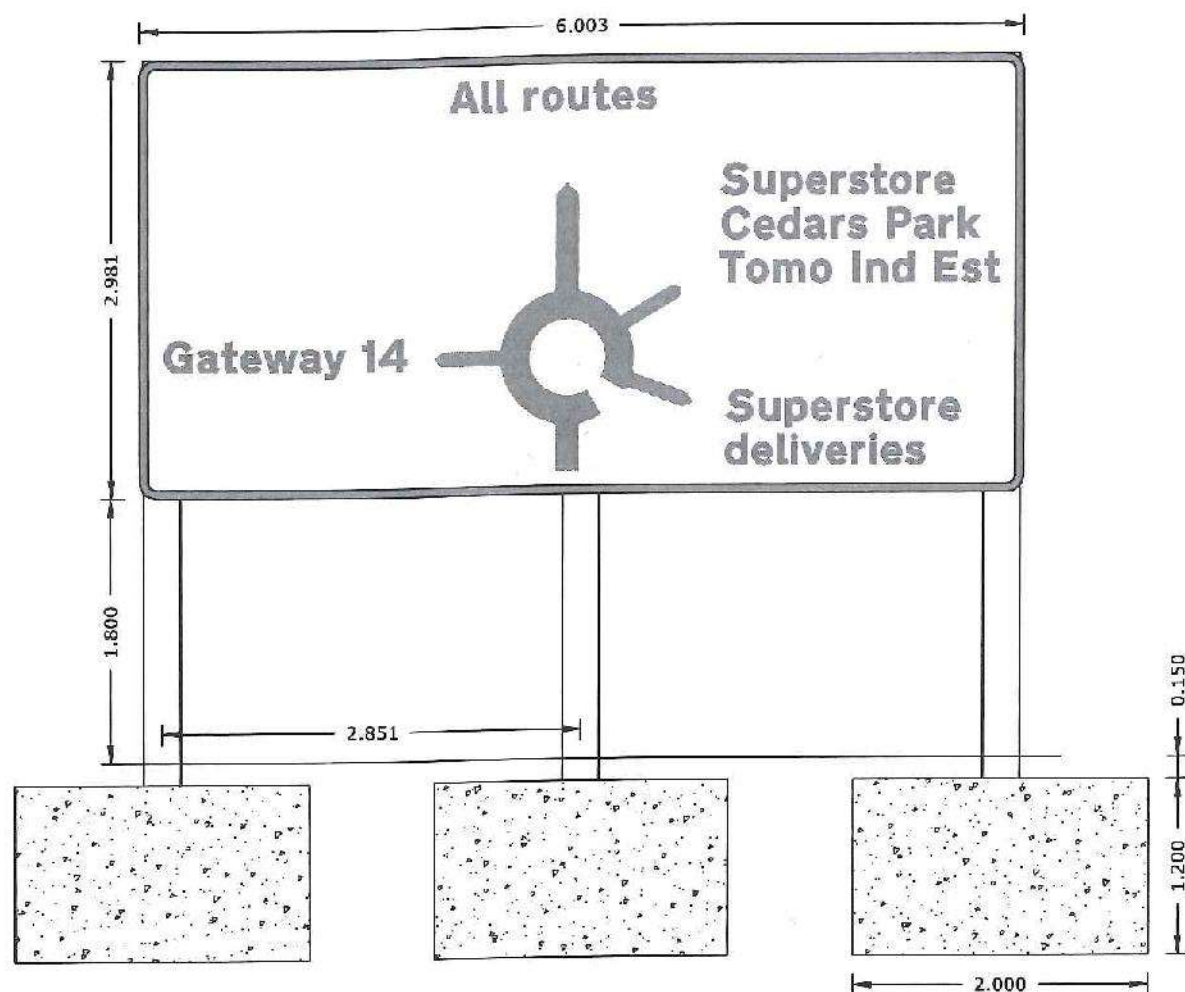
Scale	Drawn	Date
1:50	KRT	MAY 2021
Job Manager	Checked	Approved
M. GEDDES	MJG	MJG

Richard Jackson
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447 The Crescent, Colchester, Essex CO1 1YQ Tel: 01206 228500
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 8 Queen Marys, 118 Court, Great Ouseford, Cambs CB22 5LD Tel: 01223 334794
 4 The Old Church, St. Matthews Road, Norwich, Norfolk NR1 1SP Tel: 01603 256240
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Drawing No.	Revision
60417/C/ADS3	P01

Drawing Status	APPROVAL	COSTING
<input type="checkbox"/> INFORMATION	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> AS CONSTRUCTED
<input type="checkbox"/> TENDER		



Structural Calculation Details

Signs:

Reference: ADS4
 Proposed x-height: 150mm
 Width: 6005mm, Height: 3670mm
 Shape: Rectangle
 Orientation: Facing front
 Mounted on posts: 1, 2, 3
 Mounting height: 1800mm, at post

Posts:

Quantity: 3
 Type: Lattix 4425
 Spacing: 2851mm
 Post 1 Length: 5618mm
 Post 2 Length: 5618mm
 Post 3 Length: 5618mm

Base:

Type: Individual
 Width: 2000mm
 Length: 3650mm
 Depth: 1200mm
 Volume: 26.28cu.m
 Earth cover: 150mm
 Blinding layer: 150mm

REV	DATE	DESCRIPTION	DRAWN	CHECKED
REVISIONS				

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Project
MILL LANE
STOWMARKET, SUFFOLK

Title
ADVANCED DIRECTIONAL SIGN
REF. ADS4

Client
GATEWAY 14

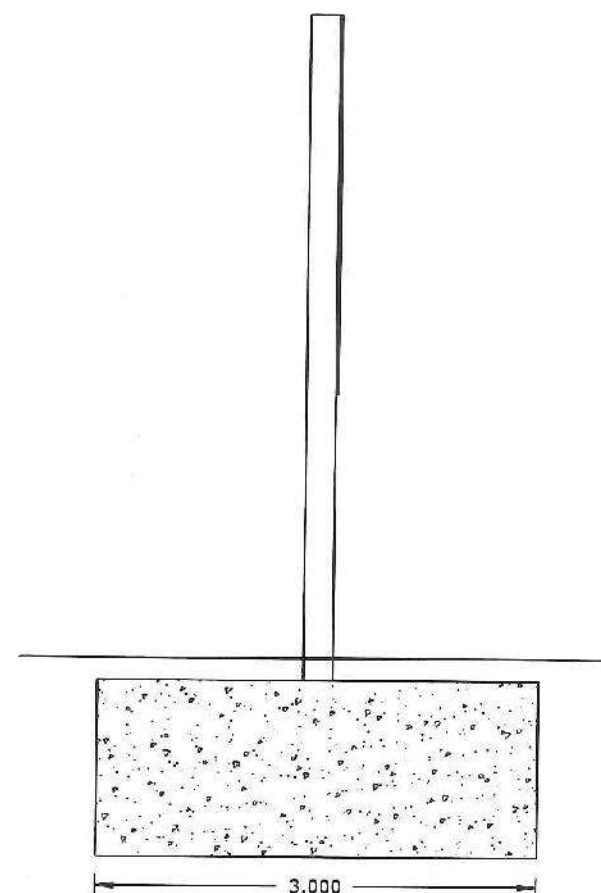
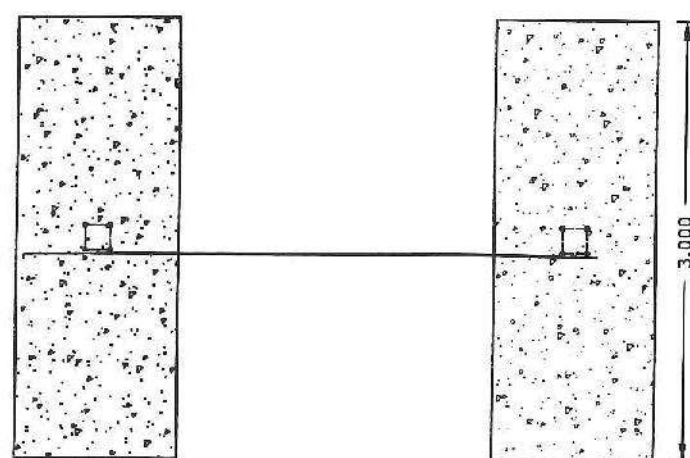
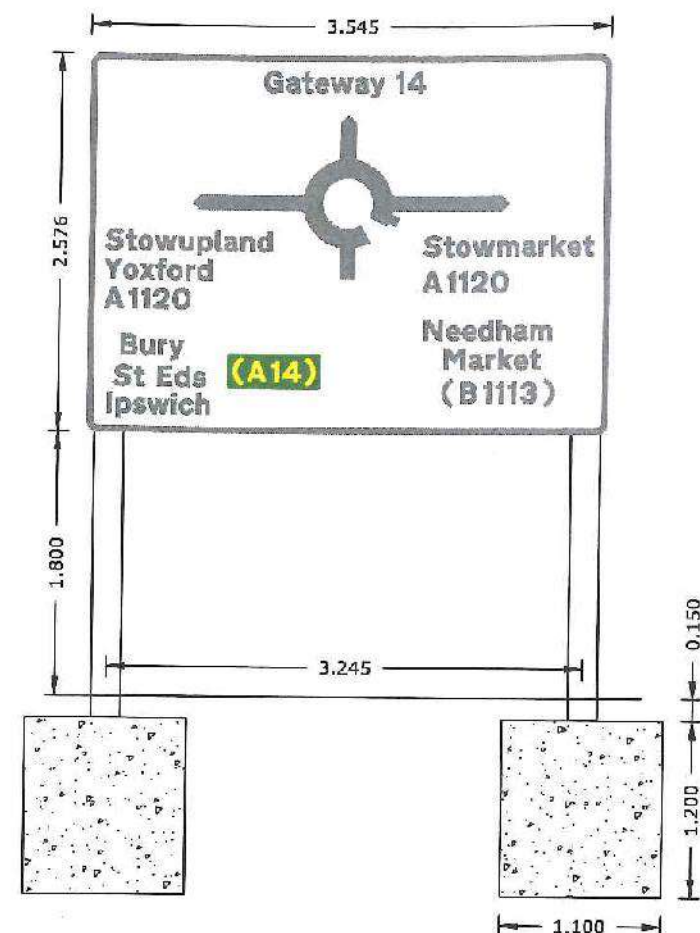
Scale	Drawn	Date
1:50	KRT	MAY 2021
Job Manager	Checked	Approved
M. GEDDES	MIG	MIG

Richard Jackson
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Drawing No.	Revision
60417/C/ADS4	P01

Drawing Status	APPROVAL	COSTING
<input type="checkbox"/> INFORMATION	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> AS CONSTRUCTED
<input type="checkbox"/> TENDER		



Structural Calculation Details

Signs:

Reference: ADS5
 Proposed x-height: 100mm
 Width: 3545mm, Height: 2575mm
 Shape: Rectangle
 Orientation: Facing front
 Mounted on posts: 1, 2
 Mounting height: 1800mm, at post

Posts:

Quantity: 2
 Type: Lattix 4420
 Spacing: 3245mm
 Post 1 Length: 4526mm
 Post 2 Length: 4526mm

Base:

Type: Individual
 Width: 1100mm
 Length: 3000mm
 Depth: 1200mm
 Volume: 7.92cu.m
 Earth cover: 150mm
 Blinding layer: 150mm

REV	DATE	DESCRIPTION	DRAWN	CHKD
REVISIONS				

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Project
MILL LANE
STOWMARKET, SUFFOLK

Title
ADVANCED DIRECTIONAL SIGN
REF. ADS5

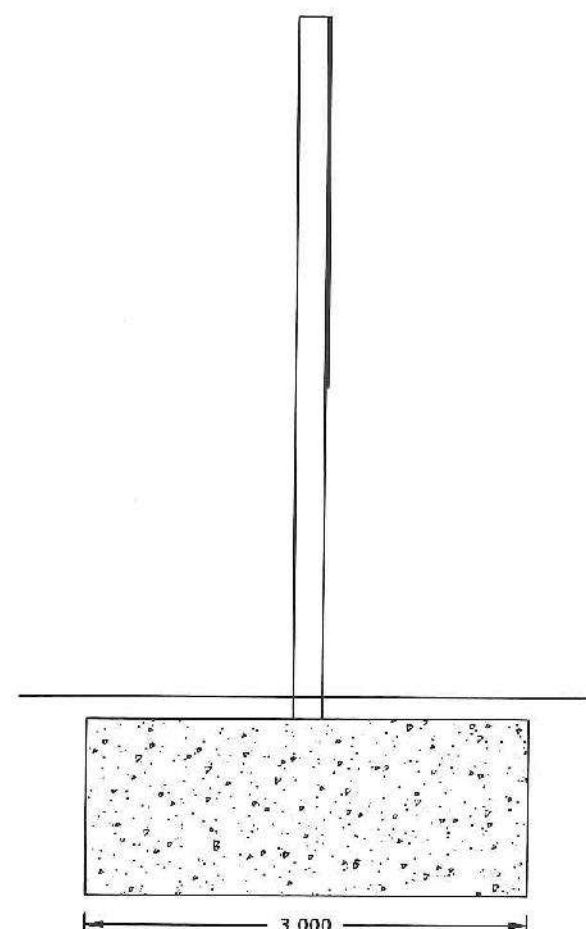
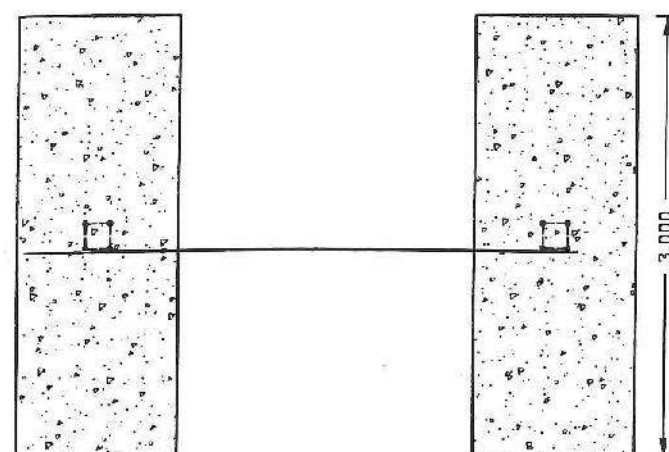
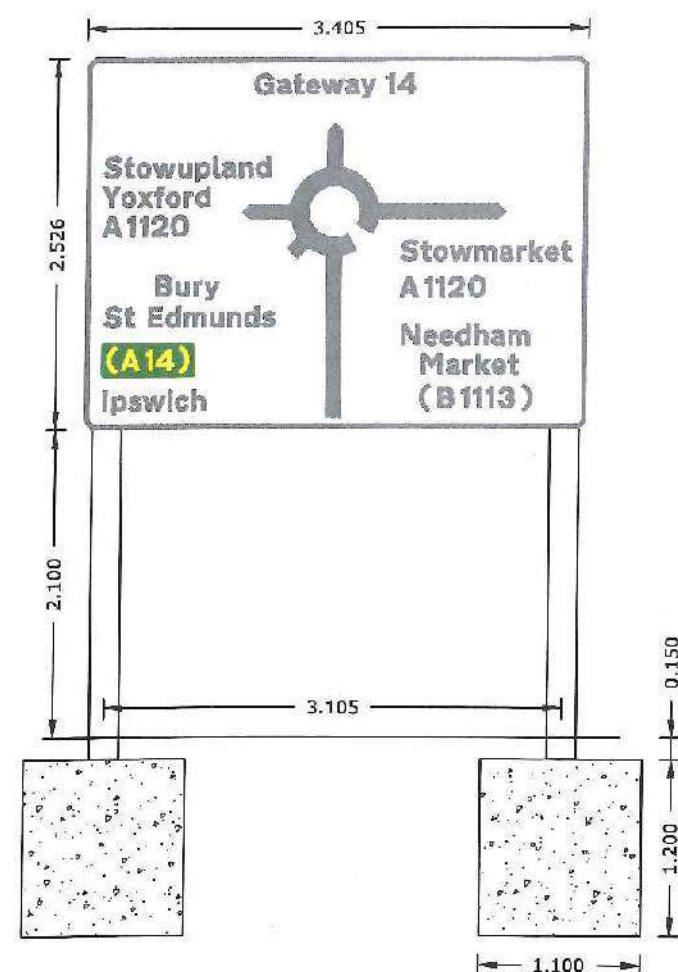
Client
GATEWAY 14

Scale	Drawn	Date
1:50	KRI	MAY 2021
Job Manager	Checked	Approved
M. GEDDES	MIG	MDG

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 4 The Old Church, 1st, 2nd & 3rd Floors, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 Tel: 01206 228800
 The Windmill, Sande Hill, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th Tel: 01206 228800
 Email Address: m.geddes@rjackson.co.uk Website: https://www.rjackson.co.uk

Drawing No.	Revision
60417/C/ADS5	P01
Drawing Status	
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<input type="checkbox"/> TENDER	<input type="checkbox"/> CONSTRUCTION
	<input type="checkbox"/> AS CONSTRUCTED



Structural Calculation Details

Signs:

Reference: ADS6
 Proposed x-height: 100mm
 Width: 3405mm, Height: 2525mm
 Shape: Rectangle
 Orientation: Facing front
 Mounted on posts: 1, 2
 Mounting height: 2100mm, at post

Posts:

Quantity: 2
 Type: Lattix 4420
 Spacing: 3105mm
 Post 1 Length: 4776mm
 Post 2 Length: 4776mm

Base:

Type: Individual
 Width: 1100mm
 Length: 3000mm
 Depth: 1200mm
 Volume: 7.92cu.m
 Earth cover: 150mm
 Blinding layer: 150mm

REV	DATE	DESCRIPTION	DRAWN	CHKD

REVISIONS

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Project

MILL LANE
 STOWMARKET, SUFFOLK

Title

ADVANCED DIRECTIONAL SIGN
 REF. ADS6

Client

GATEWAY 14

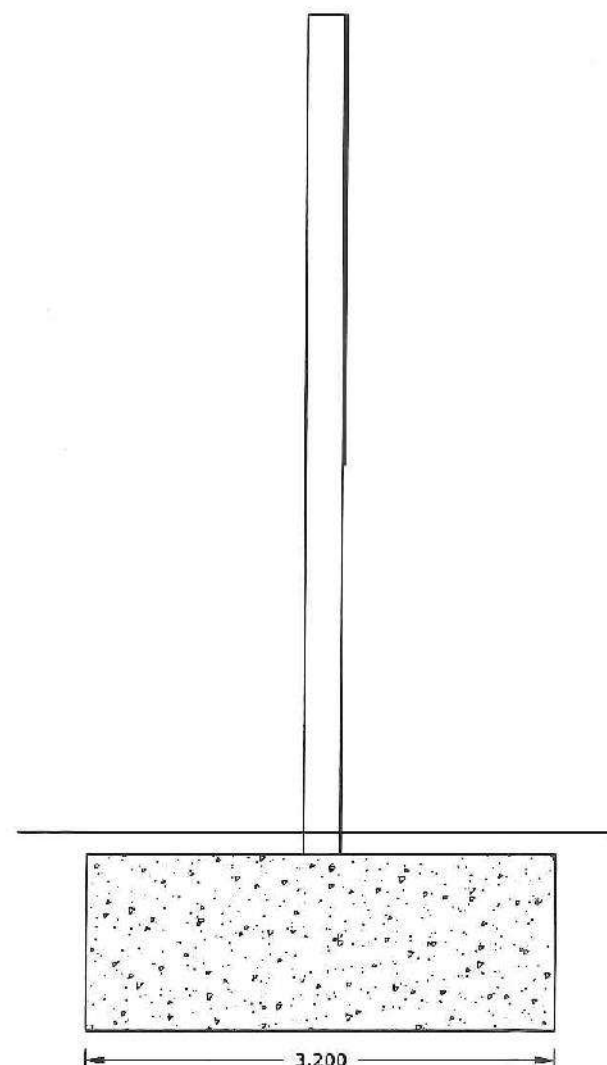
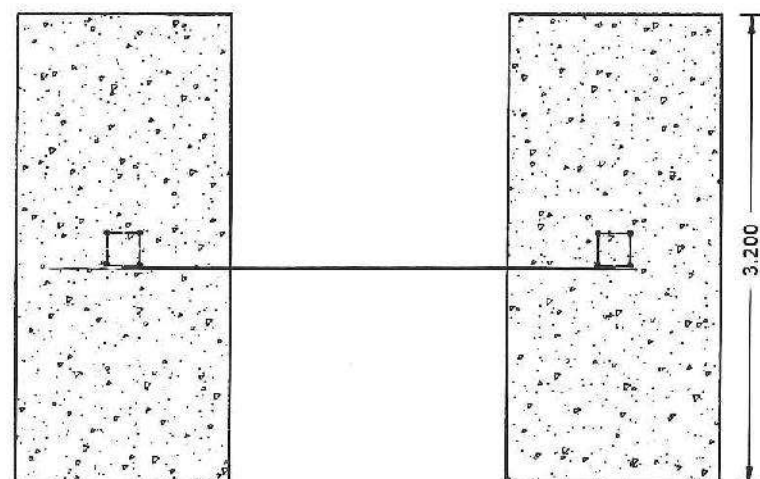
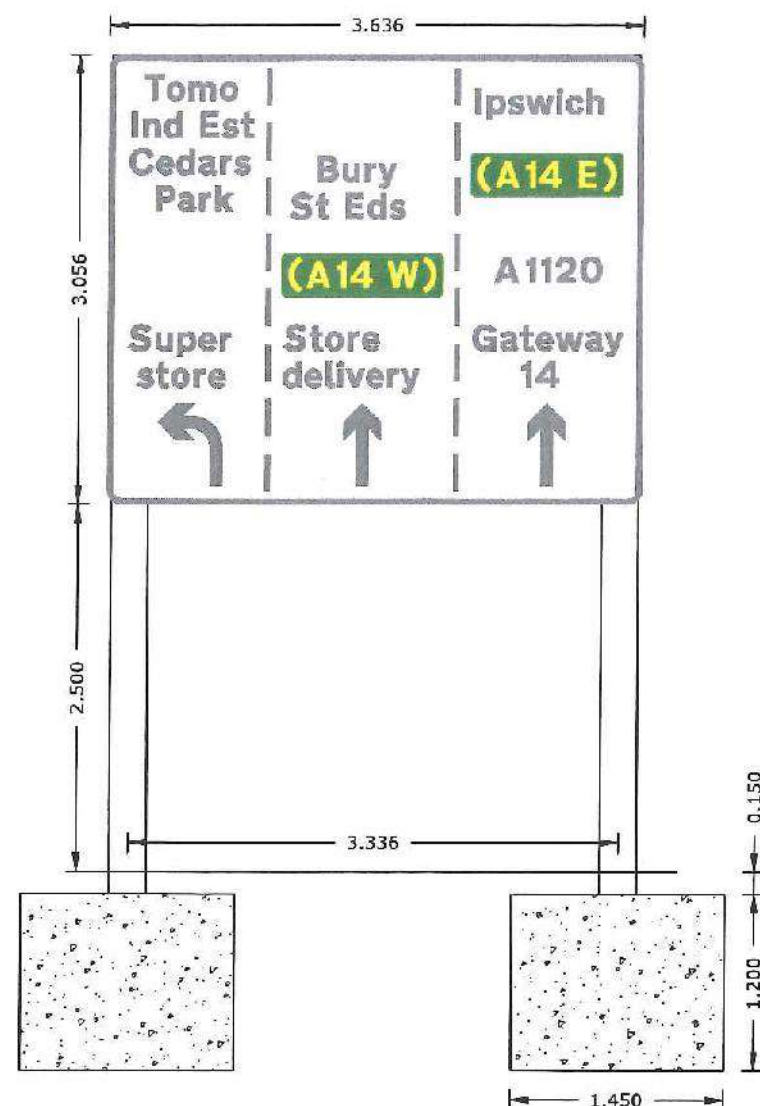
Scale	Drawn	Date
1:50	KRT	MAY 2021
Job Manager	Checked	Approved
M. GEDDES	MJG	MJG

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Drawing No.	Revision
60417/C/ADS6	P01

<input type="checkbox"/> INFORMATION	<input type="checkbox"/> APPROVAL	<input type="checkbox"/> COSTING
<input type="checkbox"/> TENDER	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> AS CONSTRUCTED



Structural Calculation Details

Signs:

Reference: ADS7
 Proposed x-height: 125mm
 Width: 3635mm, Height: 3055mm
 Shape: Rectangle
 Orientation: Facing front
 Mounted on posts: 1, 2
 Mounting height: 2500mm, at post

Posts:

Quantity: 2
 Type: Lattix 4425
 Spacing: 3336mm
 Post 1 Length: 5706mm
 Post 2 Length: 5706mm

Base:

Type: Individual
 Width: 1450mm
 Length: 3200mm
 Depth: 1200mm
 Volume: 11.14cu.m
 Earth cover: 150mm
 Blinding layer: 150mm

REV	DATE	DESCRIPTION	DRAWN	CHECKED
REVISIONS				

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between this Engineer's drawings and other project information is to be reported to the Engineer immediately.



Project
 MILL LANE
 STOWMARKET, SUFFOLK

Title
 ADVANCED DIRECTIONAL SIGN
 REF. ADS7

Client
 GATEWAY 14

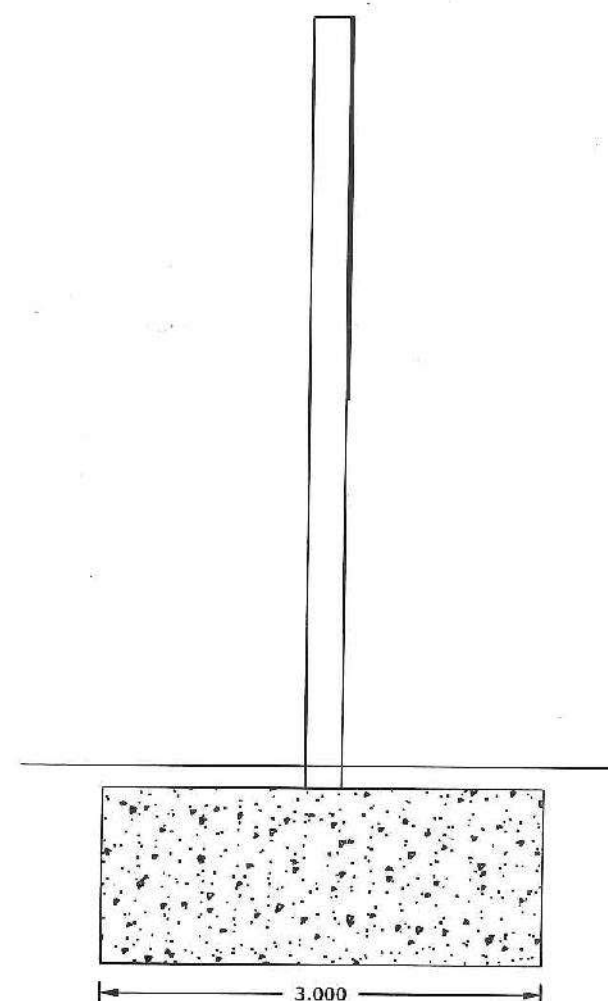
Scale	Drawn	Date
1:50	KRT	MAY 2021
Job Manager	Checked	Approved
M. GEDDES	MIG	MJK

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Drawing No.	Revision
60417/C/ADS7	P01
Drawing Status	
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<input type="checkbox"/> TENDER	<input type="checkbox"/> CONSTRUCTION
	<input type="checkbox"/> COSTING
	<input type="checkbox"/> AS CONSTRUCTED



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